

River Crossing Improvement Association

November 17, 2016 at 376 Colorado Dr

HOA Board Meeting Minutes

- 1) **Meeting called to order at 6:03pm by President Bill O'Hara.**
 - a) Welcome and statement of procedure (allow max 10 min. open forum at beginning of meeting following the sign up) Meeting to wrap up at 7:30.
 - b) Roll call – All Board members were present - Bill O'Hara, David Gonzales, Carl Rees, Scott Rebman and Sandy Reed. Pioneer was represented by Reyn Rossington.
 - c) Open forum sign up; max of 10 min. with add'l open forum at the end of the meeting – A neighbor brought up that the horse trails in section 2 need mowed and debris cleared. There was an instant where a horse fell and hurt a leg. There is also a tree down on the trail that needs additional attention. We have contacted Josh Gill to clear the trails when he has open time. The board will add to the next meeting agenda to discuss trails around creek and the dock trail, which has had a lot of hog damage.

- 2) **Approval of minutes from the October 2016 meeting** – There were 2 corrections for the October meeting minutes. It was moved and seconded to approve minutes (with corrections) and will be posted to the website.

- 3) **Financial reports**
 - a) RCIA balance sheet / income statement - Reyn Rossington from Pioneer reviewed the financial information. RC is under budget so far for fiscal year 2016.
 - b) Pioneer resale certificate / transfer fee statement – There were no resale certificates in October.
 - c) Update on issue with 126 Brazos and collection of other delinquent dues – After many resident conversations with Pioneer, we waived all fees and the resident will pay 2 years of dues on 2 properties they own. Pioneer was told that the 2 checks were being mailed. Reyn of Pioneer will update the board when the checks arrive. It is the discretion of RCIA to waive late fees. It was also brought up that our CC&R's reflect any late fees collected will be returned back to RCIA if legal action was taken against the resident. Going forward, we will be notified of what property the late fee is tied to and if/when any legal action is being processed.
 - d) 2017 Budget – Reyn will send us the Hyatt contract for the annual meeting scheduled for March 2017. We will have a full breakfast offered. A discussion item was the decision to change the donation to BBVFD from \$1,380 to \$0, which as the first motion was not approved, from \$1,380 to \$1,200 annually as the second motion which was not approved and the 3rd motion, approved, was \$1,380 to \$1,000 annually. We will also add 3 additional mows annually which would result in an annual fee of \$27,000, change special improvements from \$5,400 to \$2,400 annually and change money going into reserves from \$6,000 to \$3,000 annually. There was a motion to approve the new budget and it was seconded and approved by the board.
 - e) Status of audit – Dennis Koch from Smithville will be doing our 2 year audit – years 2014 and 2015. His fee is \$500 per year.

- 4) **Committee reports**
 - a) Architectural Control Committee – Deborah Layland asked that the monthly board meeting not be changed as it was hard to follow if there was a venue change. She asked these 3 things of Pioneer – 1) Who changes the names on Pioneer database when there is a house sale? ACC committee cannot access if the correct owner is not identified in their database. Pioneer is working on getting their new system up and running linking all sales to the database. 2) Who inputs data for ACC committee to review? It needs to be done more quickly as there could be a 3

week lag on data requests that should be approved in 30 days. 3) Can there be a new format for online input? Needs to be more clear and user friendly. Scott Rebman still does not have the ability to access the site to view requests. Reyn will look into this and email back login information. Carl brought up that the links on the RCIA website also result in an error code. Sandy will go online and look for errors in the links on the RC website.

- b) Research Committee – Former chair moved and sent all documents to Bill for review.
 - c) Welcome Committee - No report. Britney Rogers is now committee chair.
 - d) Landscaping Committee (Gina O’Hara)- Sprinkler issue found and Gina is waiting on board approval for parts to fix. Water bill has shot up so this needs to be fixed immediately. Board approved this expenditure.
 - e) Neighborhood Watch (Carl Rees) – No report.
 - f) Park Committee (David Gonzalez and Bill O’Hara) – Josh Gill will be cleaning up the park area, which was approved at the October meeting. It definitely needs attention, so will review again after cleanup is done.
 - g) Entertainment Committee (Lynn Meyer) – Ladies Ornament Exchange scheduled for Dec 8. Flyer is out and it will be posted to the front board.
- 5) **Non-compliance issues**
- a) Update on status of non-compliance notices sent by Pioneer, if any – There were no new issues reported to the board.
 - b) Update on fence issue - At least 14 letters when out to residents who had a white fence issue, to repair, remove or replace. There were 4 responses to the letters. Pioneer to re-address 2 of the notifications as the residents were not clear on whose fence it was or that they did not own the fence.
- 6) **Old business**
- a) No old business to discuss.
- 7) **New business**
- a) Contract with Pioneer – A current officer has not signed the contract since 2001. There have not been any changes, except for one addendum in 2009, so no new signing was required. It was proposed by a board member that every year a new president should sign the contract. The board will continue discussions on the contract at the next meeting.
- 8) **Schedule next meeting** – The next meeting will be Thursday, Dec 8, at 122 Pecos St.
- 9) **Open forum continued** – There were no additional comments for the open forum.
- 10) **Meeting adjourned at 8:33pm.**