

4th Qrt. 2024
RCROA Annual Owners Meeting Minutes
Saturday December 7th, 2024
Tye Preston Library
1:00 – 3:00 pm

Call To Order: Sue Lyon called the meeting to order at 1:12 pm.

Present: Sue Lyon, Trude Cables, Mark Ritter, Kelly Di Loreto and Tom Shippee

1. Minutes:

- a. Review and approve the minutes from the Oct. 2nd, 2024, Special Board Meeting regarding the ACC Hearing Decision
- b. Review and approve the minutes from the Special Board meeting to approve the CSM Collection Policy held Tuesday Oct. 15th, 2024.

Mark motioned to approve the minutes from both meetings, Kelly 2nd and all board members voted to approve the minutes.

2. Committee Updates:

- a. **Budget and Finance:** Kelly began by explaining to the owners the justification for going with Cark Simpson Miller Services. Those being, Web payments, sustainability across multiple boards {I'm not sure what this means, I think we should remove}, Risk Management, access to legal help, financial security and they will also build and maintain our website. Kelly is the point of contact with CSM for all owners' questions.
 - CSM will operate the banking account, collections, invoicing, bill payment and annual taxes.
 - RCR Treasurer will manage the Savings Account (Operational Savings), and the Reserve Account (All Special Assessment Fees collected).

Kelly went over the proposed Annual Operating Budget with current HOA Fees. She pointed out the increase in budgeted Legal Fees due to a threat of Law Action against the Board by an owner, the Fadoks. Kelly read a statement to the owners about any action that might be taken against the board by The Fadoks. She stated the risks that this action might have on our community. Kelly spoke for the board to our community about such risks and conflicts.

Kelly discussed the 2025 budget with current HOA dues vs raising the HOA dues by 10% to \$770 with a result net income of \$9,915.00.

Owner questioned why \$35,000 is budgeted for road repair vs putting that money in the Reserve Fund. Mark explained that annual basic road maintenance is necessary to extend the life of our roads until such time that roads can be totally replaced. Regular maintenance helps to prevent water from getting into the subbase. This basic road maintenance is consistent with action taken in prior years.

Question from owner, can left over monies from the budget be moved to the Reserve Fund? Yes, if voted on by the community.

Question from zoom owner, why can't monies from our Savings Account be used towards legal fees? Kelly explained it is an accounting rule – must account for any eminent {should be imminent} Legal Fees in the current budget, cannot use savings.

Mark pointed out the front gate openers are in bad shape and replacement is eminent. Other budget concerns are the bridges in the community. Our current savings {operational savings, let's use that, owners will get confused} can be used for such repairs.

Kelly discussed migration to CSM, our website is almost ready, financial information will be available for owners to view as well as Board Meeting Minutes.

Kelly moved to approve the 2025 annual operating budget of \$88,200.00, Mark 2nd, and all board members voted to approve the 2025 budget.

- b. ACC:** Sue gave the ACC report in Tom Pearsons absence. She pointed out the new builds and modifications. Sue also asked new owners to the community stand and introduce themselves. Sue announced that Mike Dillingham is stepping down from the committee after many years and thanked him for all his work. In his place, Greg Compton will join the committee. Sue also introduced Butch Newman, the third member of the committee.
 - c. Security, Roads:** Mark pointed out that the Mailbox cover is complete. He is working to put a sensor on the lighting to shut off during the day. Tom reported that the gate cameras have been replaced, and monitoring of cameras have been updated.
 - d. Landscaping:** Sue is getting bids to fill in the fountain up front and add landscaping. Sue is setting up new landscape company for the community to begin in February 2025. The landscape lighting at the front and at the gates needs to be replaced. Sue is currently obtaining bids.
 - e. Beautification:** planting will happen again this spring. Beverly Newman will coordinate. Sue also suggested a community workday to cut back the Black Willow bushes in several areas along our roads.
 - f. By-Laws and CCR Committee:** The by-laws were voted on and adopted and have been notarized and filed with Comal County. Next the committee will begin work on the CCR's. Ted requested input from owners on CCR revisions. Community involvement is imperative to make any revisions. All sections will be reviewed regarding current legislation, outdated or not relevant to our community. Feedback from the community is important.
- 3. Old and New Business:**
- a.** Management Certificate: this will now be taken care of by CSM. They will be our registered agent.
 - b.** Motion to raise HOA Fees for 2025, Board has decided to leave as is for 2025.
 - c.** Special Assessment for 2025: will again be addressed and voted on in 2025. This will be on the 1st Qrt. 2025 meeting agenda and then voted on by the community. Key briefings as to why we need the Special Assessment will be posted on our website.
 - d.** Election of 2 new board members: votes were tallied by Trude Cables and Kelly Di Loreto. Our new board members are Ted Heap and Ashley Stephens.
- 4. Executive Session: Summary**
- a.** ACC Violations – 3089 and 3282. Letters to go out to owners addressing unauthorized construction of a damn and owner running business out of his residence after consulting with lawyers.
 - b.** New Board Officers for 2025
 - President Ted Heap
 - VP Sue Lyon
 - VP Tom Shippee
 - Secretary Ashley Stephens
 - Treasurer Kelly Di Loreto
- 5.** Mark moved to adjourn the meeting, Kelly 2nd and all board members voted to adjourn the meeting at 2:55 pm.

Respectfully
Trude Cables
RCROA Secretary