

RCMC BOARD OF DIRECTORS MEETING

Monday, September 18, 2023

President Jennifer Rodriguez called meeting to order at 6:35 pm.

Present: Jennifer Rodriguez, Ben Andrews, Laurel Taylor, Kim Coulter, Doug Duvall, Sandy Stratton, Bruce Orzechowski, and Lori Steed. Deborah Garcia was absent.

Attending: Opal & Mike Tomlinson, Jeff Steed, Ben King, Frank Lombardo, Virginia King, Luna Jordan, and Michael Crawford.

The Pledge of Allegiance started the meeting.

Jennifer asked if there was any need to amend the minutes for the June Meeting. Motion was made to accept the minutes, seconded and carried with one director abstaining. No meeting held in August.

Treasurer's Report- Since the last meeting, there have been 3 Transfer Fees, 6 Resale Certificates, 2 Rentals, and 0 accounts paid current.

Admin Committee- The Ice Cream Social was held on September 9, and upcoming is our National Night Out on October 10. At NNO, it was suggested to also collect for the food bank and to and Voting Registration Cards.

Also, to save cost on various monthly mass email distributions, the board will try to limit that to one email that covers that month's agenda and any upcoming events, which means the email will need to be distributed the first week of October so that it can include NNO information.

ACC Committee- Storage capacity and security needs to be researched in order to archive all house plans that are approved by the ACC. Also, there was a request for current liens on property in the subdivision, and is currently being gathered.

Financial Committee- Financial Reports for August were reviewed. We are currently overbudget on playground equipment by \$9,600.00. A new budget will be prepared to view the budget remaining for the year.

Operations Committee- Dick sent his resignation July 20th, we now have an open position. The new locks for the clubhouse were installed. The pool has been stable for several weeks, and maintenance will be decreased to 2 times a week starting next week. Also, the soundproofing previously purchased were unsuccessfully attached to the wall, and a suggestion was made to use Gorilla Glue. Doug reported that two cameras went out and the network went down. Hopefully the new router will resolve the issues. He was going to connect with the tech about fixing our cameras. He also suggested we install door stops on each door to ensure there wasn't any damage to the new locks. Doug also informed us that there are new key cards for renters to use instead of a code. Our volunteer caregiver for the pool has resigned.

Rules Committee- Currently, no fines can be placed on property owners since RCMC deed restrictions states we cannot charge additional fees. The Rules Affidavit and the Mediation Affidavit will need to be amended to reflect this. Also, a call will be made to our Liability Insurance provider to determine if we are covered for bouncy houses, petting zoos, or any other equipment that is provided by an outside party as this is currently not allowed by the current Affidavit.

Changes to the Rental Agreement which included changing RCMC to a "Not for Profit" instead of a "Non-profit" corporation in the first sentence. Also, a reminder to the renters of our facilities to review our Facilities and Rules documents on the website, and to limit party guests using the pool to six.

A motion to accept these changes was made, seconded, and passed.

Old Business

- a. New fines were discussed under Rules.
- b. CAD records have been printed for all owners and needs to be reviewed.

New Business-

- a. There has been an issue with security regarding tracking miscellaneous keys that have been given to non-board members. Further research is needed to improve security by eliminating the need for keys. It was agreed to use the key cards for renters moving forward.
- b. Signage regarding fireworks and park hours need to be added.
- c. Open board positions – It was brought to our attention that we appointed Laurel Taylor in the executive session in July's meeting in error. We acknowledged our error & appointed Laurel Taylor into the Admin Chair. As a result, it was decided that Kim Coulter would take over as interim Rules committee chair. Ben Andrews was also appointed an interim position until next board member election.

Open Forum-

Frank asked for a way to verify ownership records for approvals regarding the ACC. It was recommended that he use the CAD link. Jennifer offered to send him the link.

Frank also asked for a current lien list and we informed him that we are working on gathering this information.

Frank also requested cloud information to house ACC approvals/etc. Doug was going to work with him on this information.

Frank expressed concern for builders not providing form surveys upon request and what repercussions we have. Jennifer said she would work with attorney on information.

The next regular board meeting will be held on Monday, October 16, at 6:30.

At 8:30, the board went into Executive Session.

The board discussed a noise complaint brought forward by a resident regarding fireworks.

Motioned to adjourn, seconded, and carried at 8:35 pm.

Respectfully Submitted,

Lori Steed