

RCMC BOARD OF DIRECTORS MEETING
Monday June 21, 2021

Ben Andrews called meeting to order at 6:31 pm.

Present: Ben Andrews, Dick Baggett, Kim Coulter, Doug Duvall, Jonathan Pearson, Sandy Stratton, Laurel Taylor and Myra Zumwalt Absent: Rhonda Koneski and Jennifer Rodriguez

Residents Attending: Terry Hall and Brandon Guitar

The Pledge of Allegiance started the meeting.

Ben asked if there was any need to amend the minutes of April's Meeting. Myra mentioned the addition of Finance Report and Board Member who were present. Kim motioned to accept minutes with corrections, Sandy seconded, motion carried.

Treasury Report- Myra reported that Annual Fees are still coming in. She asked if we wanted to contest the property taxes. She stated that the well still shows active. It was asked if we have capped the well. The answer was no.

Admin Committee- Laurel reported she would like to start Social Events again starting with Ice Cream and Dessert Social on Sunday August 29th at 2pm. Next event would be National Night Out on Tuesday October 5th at 6pm.

Laurel mentioned that she had two different requests from residents. One to install a cover over the school bus on the playground and the second to add in outdoor exercise stations in the park. Jonathan asked would there be any legality of having exercise stations in the park.

Laurel asked that we have a calendar for the Board Members to volunteer to unlock/lock the clubhouse for parties. Myra reported that was in her report for last month but it wasn't passed around.

ACC Committee- No Report given

Financial Committee- Sandy reviewed financials for May.

Operations Committee- Gate Codes- Doug helped to figure out the problem with the gate codes not working. Doug explained what the issues were. He suggested putting signs out at keypads. Kim suggested to lock out the call button after hours. The call button calls Doug, Ben, Jonathan and Myra if someone can not get into the park. Sandy motioned to buy signs to place by keypad explaining how to enter your code up to \$100, Jonathan second, motioned carried.

Doug discussed the camera system. He stated that the new DVR is working great just some of our cameras do not work well in the dark. He stated they are 7 yr old cameras that have a great view but only during the day. Expensive solution is to buy new cameras at \$200 each x7. Inexpensive solution would be to buy solar lights at \$20 each. He stated we need to add two cameras on for the playground and one at the basketball court. Sandy motioned to purchase 6 motion lights to add near cameras up to \$150, Laurel second, motion carried.

Jonathan reported on the pool. He stated that two years ago we had the pool replastered and it only had a year warranty. We can do a patch kit again for a temporary fix but we really need to have a quartz scrape that will last up to 10 years. Jonathan to get a quote and bring to next

meeting. We were contacted by a resident that the light in the deep end of the pool was hanging. After the pool company came to look at the light it was determined it needed to be replaced. Laurel asked if the kids that were caught putting pool furniture in the pool was the cause of the plaster damage. Jonathan said no.

Jonathan report on the workday that was held on June 5th. Twelve people were in attendance and all work was completed. Basketball backboard was replaced, old picnic tables were removed, and trees along back fence cleaned up.

Terry Hall was introduced. He is a resident of the neighborhood and he gave the board a bid for lawn maintenance in the park.

After discussion on the job of caretaker it was determined to hire a new caretaker.

Doug mentioned that he watched a resident reach over the fence and push the button to open the pool gate. He suggested to get a bigger box so that would not be an issue in the future.

Rules Committee- Kim reported that the Consequences document has been filed and now we can hold people accountable. She stated that she is reviewing and updating the rental agreement to include a checklist for renters. Kim mentioned that the Associate membership had not been changed on the website and needed to coincide with the Annual Membership. Kim motioned to change the Associate membership fee to match that of the Annual Membership, Doug second, motion carried.

Ben asked Kim to look at the new legislative laws that will go into effect in September.

Old Business

Ben reported on the attorney's response to collecting delinquent assessments. He stated we need a standard procedure in place.

New Business

Alternative Security and Maintenance of park- Doug brought the idea of bringing a full time RVer to be responsible for upkeep of park to include security. We would need to provide a RV pad, sewer and electric. A mower would have to be purchased as well. The Board agreed to table until a later time. Dick suggested getting a cost on what all is needed.

POA & Board Procedures- Ben went over some of the procedures. He stated that if an item is brought up in Open Forum or during Chair time that needs a vote it would need to be on the agenda and sent in to Ben a week in advance. He stated with the new rules coming into play we will be required to send out meeting notice 6 day prior to meeting. Ben stated managing the association is the responsibility of all the directors and all are equal. Ben said that if unforeseen repairs and maintenance comes up and can't wait you must call and receive approval and/or input from Board. It was also discussed that you must get more than one bid for a project. Three bids are preferred. It was asked for all Board members to please read the minutes even if you were not at the meeting so that you are up to date on what when on at the previous meeting. Ben also mentioned that it is disrespectful to have side conversations during our meetings.

Open Forum

Brandon Guitar stated in May he sent in a request for additional information of adding a garage on an adjacent lot but has not heard back from ACC. Laurel stated she would get with Rhonda then get back with him. He also asked what gets enforced and how does it get enforced. He

stated that he has seen some things that aren't being done. Ben explained the procedure on complaints.

Next Meeting will be Monday, July 19, 2021 at 630pm.

Ben announced that the Board would be going into executive session and dismissed the guests.
Board went into executive session at 8:42pm to discuss lawncare services.
Board came out of executive session at 8:52 pm

Board adjourned at 8:53pm

Respectfully Submitted,
Myra Zumwalt