

RCMC BOARD OF DIRECTORS MEETING  
Monday, July 17, 2017

President Ben Andrews called the meeting to order at 6:34pm.

Present: Ben Andrews, Don Anderson, Kevin Craine, Paul Garner, Marc Rosenthal, Sam Stanphill, Sandy Stratton, Laurel Taylor, Darin Zumwalt and Myra Zumwalt.

Residents Attending: Kathy Craine, Jeremy Switt, Dick Baggett, Carolyn Locke and John Locke

The Pledge of Allegiance led by Ben Andrews started the meeting.

Ben stated that the minutes from the previous board meeting had been circulated by email. Ben asked if there were any other changes than those already sent in. With no additional changes to the minutes **Kevin moved to accept minutes as presented, Laurel seconded, motion carried.**

Myra gave the Treasurer's report. She stated we had another property owner bring their account current. Also had another renter pay the Associate Membership Fee. We now have 3 Associate Members.

**Admin Committee-** Laurel stated that the Ice Cream Social would be held on August 20<sup>th</sup>. She mentioned she had reached out to four lock companies regarding a lock for the pool gate. She learned that for us to use the card system it would have to be hard wired to the gate and we would need to run electricity off the pool house to accommodate this or we could use a key system and have a key made for each owner. She stated Key Depot was one of the companies who has been helpful and would be getting us quotes. Darin mentioned that he uses Key Depot and that they have Primus brand locks which cannot be duplicated by just anyone.

Guardian Angel, which was a great program in the event you have to be air lifted to a hospital, has now changed to Air Advantage Air Methods. Laurel has been in contact with another HOA representative who has been working on a coalition to get a cheaper group rate. If you would like to sign up you can now mention River Chase Hill Country Neighborhood Coalition and the group rate is \$15 a year or \$30 a family or you can pay for 5 years at \$67.50 per person or \$135 a family. Their number is 855-877-2518.

**ACC Committee-** Kevin stated that he distributed his report by email. There were only 5 applications last month and the amount of new homes has gone down this year.

**Rules Committee-** Kevin stated he emailed out the Resale Certificate Policy, Transfer Fee Policy, Open Records Policy and Records Retention Policy. He mentioned that Myra was a great help since she is the one who prepares these for the Association. She mentioned that the Articles of Incorporation was not a required document to send with a resale certificate. That will be taken off. One other change was to fix the type font so that all documents are uniform. Kevin will make changes before filing. **Laurel motioned to accept documents with said changes, Marc seconded, motion carried.** Kevin stated that this was the last of the reviews for the year and there should be no other changes that would affect us.

**Finance Committee-** Sandy distributed the financial statement for June. During review it was asked how do we recoup the amounts in the accounts receivable, Sandy stated this is only recouped when past due accounts are brought current. Darin asked if we ever write any of the amounts off as bad debt. Sandy explained that if we know that we are not going to be able to collect because they have been sold on a tax sale then we could but we haven't in the past.

**Operations Committee-** Sam stated that the pool is now finished. The pool company has cleaned the pool and changed out one of the lights in the pool. He stated we have a plug that keeps tripping and will need to be replaced he is waiting on a cost.

Marc reported on the repair of the volleyball court and estimated cost. After discussion it was identified that the first step to repairing is to remove the concrete border around the court.

### **New Business**

Ben stated that we received a notice of non-renewal of insurance. He explained that they would not renew our current policy but have offered a new policy with an increase of deductible and price increase of \$74. After discussion Ben offered to check with our D&O carrier to see if we could get a cheaper policy.

### **Open Forum**

None

Next meeting scheduled is for Monday, August 21, 2017 at 6:30pm.

Kevin motioned to adjourn the meeting at 7:20 pm, Laurel seconded, motion carried.

Respectfully submitted,  
Myra Zumwalt