

**RCMC BOARD OF DIRECTORS MEETING**  
**Monday October 17, 2022**

Vice-President Deborah Garcia called meeting to order at 6:29 pm.

Present: Deborah Garcia, Dick Baggett, Kim Coulter, Doug Duvall, Sandy Stratton, Virginia King, Bruce Orzechowski, Lori Steed, and Myra Zumwalt. Absent: Jennifer Rodriguez

Residents Attending: Stan and Ivy Wentz, Janice Kauhs, Catie Corbin, Jay Schimpf, John and Donna Ross, Jackie Woodard, Sheree Teigs, Laurel Taylor, and Tucker Behr

The Pledge of Allegiance started the meeting.

Deborah asked if there was any need to amend the minutes of September's Meeting and there were none. Motion was made to accept the minutes, seconded, motion carried.

**Treasurer's Report-** Myra reported that since the last meeting, there have been 6 Transfer Fees, 5 Resale Certificates, 1 Rental, and 2 Accounts Paid Current. Also, our Insurance Liability Invoice went up \$5 from last year.

**Admin Committee-** National Night Out was successful with 55 people attending. There will also be a Christmas Party/Ornament Exchange on December 11.

**ACC Committee-** Myra gave the report that Rhonda presented, who was not present. Total requests so far this year are 16 houses, 10 fences, 5 sheds/decks, 5 garage/carports, 19 inquires, 1 violation, 1 pool.

**Financial Committee-** Sandy reviewed financials for September.

**Operations Committee-** Virginia reported that all the light bulbs at the pavilion and pool were replaced with LED and that the school bus at the playground has been installed. She also presented a bid to level two pool bathroom drains, and to install plastic paneling to men's bathroom walls for a total of \$6,200. Deborah gave Virginia another contractor name for an additional bid. There also needs to be a bid for road re-pavement.

A work day has been planned for November 5. Dick suggested we concentrate on the back of the park, and volunteers will be asked to bring chainsaws, loppers, or anything else that would be handy to clear out the back of the park. Doug would like to also attempt to block any back entrance that nonresidents have been using.

Doug discussed the need for expansion joints because the coping is crumbling. Virginia will contact pool company for bids.

**Rules Committee-** Deborah stated that the rules need to include new park rules for ORVs. Re-write of violation letter to be brought before the board's next meeting.

**Old Business-**

Sign Updates- Deborah is working on signs to post at pool and park entrances for the new rules regarding ORVs. Doug is resending verbiage suggestions to board members.

Playground Updates- Bruce will be checking on new playground equipment. He will take bids that include installation and shipping. Myra suggested contacting Aquatics & Kids Playground, who is the company currently being used by CRRC.

VRBO Status Updates- Verbiage for ballots needs to be decided before November meeting. During discussion, Sandy suggested contacting attorney for correct verbiage.

**New Business-**

Holiday Plans- discussed during Admin Report. Board get-together December 19 at 6:00pm.

**Open Forum-** Discussion centered around the proposed Deed Restriction changes regarding STRs.

It was suggested that the community should be more involved with rules of the association, so that the board would be diligent about decisions and not make short term solutions to a long-term situation.

Several questions were asked, such as how many votes were received regarding STRs. Myra responded that we received responses from 90 out of 486 owners. Only 10% (or 49) was needed to put the vote on the agenda for the Annual Meeting. If we have to go to litigation. Doug explained how the association works, and that no extra dues would be assessed if that happens.

When asked when the board is going to make a decision on verbiage with attorney, Deborah responded that we should hear something within 2 weeks.

There was also concern about STRs in the news and questioned whether current STRs should be allowed in neighborhood. It was suggested that STRs are commercial activity and therefore should not be allowed.

Bruce expressed concern that if we allowed current STRs to be grandfathered in, the residents who live by them will still have to deal with parties and loud music.

Doug stated there is a process for complaints. He encouraged residents to go through the proper channels for complaints, so that the board could address the issue.

The Board will have an Executive Meeting on Monday, October 24, to discuss changes, and present those changes to an attorney.

Deborah announced next Board Meeting will be held on Monday, November 21, at 6:30.

At 7:45, board went into Executive Session to discuss violations.  
Board came out of session at 8:05pm.

Motion was made to adjourn, seconded, and motion carried at 8:06pm.

Respectfully Submitted,

Lori Steed