

RCMC BOARD OF DIRECTORS MEETING  
Monday April 18, 2022

President Laurel Taylor called meeting to order at 6:32 pm.

Present: Dick Baggett, Kim Coulter, Doug Duvall, Deborah Garcia, Virginia King, Sandy Stratton, Laurel Taylor and Myra Zumwalt Absent: Rita Ellison and Jennifer Rodriguez

Guests Attending: Bryan Harlow, Bobby King, Wesley Noske and Ceci Haro

The Pledge of Allegiance started the meeting.

Laurel asked if there was any need to amend the minutes of March's Meeting other than those mentioned. There was none. Kim motioned to accept minutes as reported, Doug second, motion carried.

**Treasury Report-** Myra reported that so far this year we have had 358 of the 469 owners pay their annual fees.

**Admin Committee-** Kim reported that the Annual Meeting was held on Saturday, March 12<sup>th</sup>. A newsletter will go out the first part of June. Kim asked for committee chairs to have their reports for the newsletter to Myra by May 15<sup>th</sup>.

Kim presented a proposed violation warning letter to go out when an incident happens in the park. The letter will include what the violation is and the consequences. After discussion Sandy motioned to accept the proposed violation letter as presented, Doug second, motion carried.

Kim asked if ACC could keep the board advised of new applications. She said we have no knowledge of what is being approved since we no longer have a board member on the ACC. She said it would be nice for the board to be carbon copied on all approval letters once they go out that way the board is aware of approvals.

Kim suggested that when we have a workday at the park to instead call it a Park Clean Up Day. She stated if we make it fun, we might get more involvement of the community. It was suggested to have one before it gets too hot.

Next function is the family BBQ on Saturday, June 4<sup>th</sup> at 4pm at the park. The Association will pay for the hamburger and hotdogs with all the fixings we will just ask residents to bring sides and desserts. Kim asked if anyone could come and cook the burgers and dogs Virginia said she would ask her husband.

**ACC Committee-** Laurel read the ACC report, 10 houses, 7 fence, 3 sheds, 7 inquiries, and 1 violation letter

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

**Operations Committee-** Virginia reported that she set up a red folder in the ops filing cabinet for all bids/repairs, responsibilities for all maintenance workers, and logs.

Virginia contacted Blanco Heating and Cooling about a service contract for the a/c units. A/C service log is now in the red folder.

She reported on the fixing of the damaged door jamb at the pool house. Bids were received and repairs have been made. Money has been reimbursed to the Association for the damages.

Jeremy has reset the volleyball pole. The cost was \$30.

Reg Taylor trimmed the stump by the playground that was hazard issue.

Virginia reported that after receiving three bids for the cedar tree that fell in the creek it has been removed and mulched. Cost was \$100.00.

New hooks for hanging pool equipment were ordered and installed. Cost \$12.96

Six camera signs and two window stickers were ordered and installed by Doug and Virginia. Cost \$32.67.

Doug removed the flashing flood light outside the clubhouse.

Virginia stated that a cabinet was donated to the POA by the Kreshas and that it will be installed in the bathroom for extra storage of paper goods.

Virginia is donating a lending library and will have it installed by May under the pavilion. The board liked the idea of it being under cover.

Pool lattice at the pool area needs to be replaced. Virginia gave prices of wood but the board suggested looking into vinyl before purchasing.

Refrigerator in the clubhouse has been leaking. Virginia said she could come clean the drain line just wanted to make sure she is not responsible if anything happens to the unit.

Virginia reported on the burn pile that since there are screws in the pile it can not be mulched. She asked that no treated lumber be put in the pile since it can not be burned. She wants to get an extra water hose for when we do burn.

Virginia stated that the creek bank needs to be stabilized or it will keep eroding. She suggested staking large rocks could help as well as the need to remove anything hanging over the edge and cleaning up the debris.

It was suggested to start a volunteer incentive program where those who need volunteer hours can do that by volunteering in the park. Board liked the idea Virginia will create a volunteer letter.

Dick reported on the whereabouts of the game camera that was purchased several years ago. It was suggested we might could use it again to monitor the back entrance.

Virginia suggested adding to the website information on where to make payments and how to pay by credit card. Myra will look into adding this to the website.

Deborah stated that she would be willing to go door to door asking residents about volunteering. Laurel asked that when she does would she take the residents list and ask if there are any updates and get current emails.

**Rules Committee-** Deborah stated that her committee has not done anything since last meeting.

## **Old Business**

None

## **New Business**

Status of back entrance- The back entrance was locked and residents were directed to use the front entrance to enter the park. It was stated this was done so that we know who was coming and going since they would have to enter their codes to get into the park. It was open for discussion. Bobby asked why can't we just unlock the gate, keep it trimmed to the creek and let the residents on the back side of the community have access to the park like they had in the past. It was stated that since there have been some incidents in the park and some residents were driving all over the park in ORV making new paths that a lock had been placed on the back gate. It was also stated that someone has made a path by cutting trees on an adjoining property to get to the park, this is unacceptable. Bryan stated it is not fair that they have always had access and that the Association should just build a road to their side since the developer designed the park to have two entrances. It was suggested that we should just make a trail out to designate where to drive. After much discussion it was decided that the lock would be taken off of the back gate, large rocks will be placed along part of the path to block access from adjoining property and that the board will look further into the cost of making the back entrance accessible.

Unlicensed vehicles in the park- Deborah is looking into updated the rules affidavit with the description of ORV in the park. She will bring her suggestion to the next monthly meeting.

Improve efficiency of office- A new phone for the office has been purchased that will allow the checking of voicemails without being in the office. Kim will help with office duties when Myra is on vacation and Jennifer offered to help with taking over the website.

## **Open Forum**

None

Next Meeting will be Monday, May 16, 2022.

Kim motioned to adjourn, Deborah second, Board adjourned at 8:02 pm

Respectfully Submitted,  
Myra Zumwalt