

RCMC BOARD OF DIRECTORS MEETING
Monday May 16, 2022

Vice-President Jennifer Rodriguez called meeting to order at 6:30 pm.

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

Guests Attending: Bryan Harlow, Bobby King, Wesley Noske, Sharon Main, Robert Luongo, Anne Pedersen and Larry Kochanowicz

The Pledge of Allegiance started the meeting.

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

Treasury Report- Myra reported that assessments are still coming in. She stated a deposit of over \$3000 was just made and out of that deposit seven accounts were brought current. Clubhouse and Pavilion Rentals are up.

Admin Committee- Kim reported that the family picnic will be Saturday, June 4th 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. Roy Rodriguez will come and cook the meat and Deborah offered to bring veggie burger and the fixings.

Kim asked for the new consequence letter who would be sending those out. Doug stated that the President should be notified and then they would let Myra know to send out the letter by certified mail.

Kim requested newsletter articles from Committee chairs by May 25th so we could send out the newsletter the following week.

ACC Committee- No report given.

It was asked if the ACC could send out updates on all approvals and request to the board members to keep them informed.

Financial Committee- Sandy reviewed financials for April.

Operations Committee- Virginia reported that boulders were placed on the property line defining the park area and what is private property. Work was donated by Cliff Lener.

A cabinet was donated to the POA and was hung in the restroom in the clubhouse for extra storage.

Virginia created an A/C filter log and is located in the filing cabinet.

Potholes were reported and filled on Rocky Ridge Loop by the county.

Virginia was happy to report that Operations did not spend any extra money this month.

She stated she changed the Ops folder from a red folder to a black binder

A volunteer incentive letter was created for those who might need volunteer hours. Virginia will be overseeing the handing out of said letter.

Virginia stated she would like to raise money to purchase a mulcher for the Association to use at the park. After discussion it was decided the liability for a mulcher was too high. Dick stated that he would pull out the good lumber from the burn pile for anyone who might want it.

Virginia reported that residents are throwing their cigarette butts outside the pool area. She stated she is going to purchase a disposal container to keep outside the gate.

It was reported that there have been several items left at the pool. It was mentioned that a lost and found could be set in the pool area.

Dick tried to clear the drain tube to the refrigerator. The tube was stuck and could not be removed. Possibly due to calcium backup

Bob House has offered to present a class on preparedness for individuals in the neighborhood. Also, Pamela Ellis could present a class on active shooter preparedness at no charge.

ACC had a request to asphalt road on Legacy Ridge. Virginia stated there was no information in the filing cabinet on Legacy Ridge. After research she found that Legacy Ridge is a privately owned street by the resident of said street and it up to them to maintain it.

Pool lattice replacement is needed and after research the vinyl would be the cheapest and best route.

Virginia got a verbal bid on bringing electric to the back gate. PEC stated it would be a minimum of \$4,000 not including labor plus the application fee so we are looking at around \$7,000. She also looking into Solar for the gates and that came in at about \$11,000 and not as dependable. Sandy stated that time you add everything together with the setting of pole and equipment we are looking at upwards of \$25,000. It was asked since there is a manual gate already there why do we need to spend the money for a gate that will have little traffic. Jennifer announced that this will be covered under old business.

Doug reported on adding another camera which will point to the back gate and could rotate to view most of the park area. Camera is a high quality that can zoom in. Sandy motioned to purchase an additional high quality zoom camera as long as there are no additional cost than those mentioned in quote, Deborah second, motion carried.

Doug asked if we could dispose of all the old cameras and electronics that were being stored in the clubhouse. He did not want to do this until he had the boards approval. Doug motioned to properly dispose of all electronics that is currently being stored at the clubhouse, Kim second, motion carried.

Rules Committee- Deborah stated that her committee is waiting to finish updates until back gate issues are resolved.

Old Business

Back gate- Doug reported on people coming in the back gate with no way to identify who they are since they are on ORVs. He suggested to have a standardized sticker with the RCMC logo to be placed on all ORV's so we can identify if need be. Jennifer talked about placing more boulders to mark a defined pathway from the back entrance to the pavement in the park with a

sign to stay off of grass. After discussion it was decided to make this a trial period to see how it works before we make any changes to the rules. Jennifer stated we need to get the rules out there to let people know then see how it goes for this summer. Doug will research on price of stickers. It was suggested we get a duplicate sign of rules made for the back entrance like we have on the front gate to the park. Sharon Main suggested getting stickers like a license plate so we know who is entering park. It was stated that no two wheel vehicles are allowed through the back entrance.

Kim motioned to open the back entrance through Labor Day or until we have multiple violations and to place more boulder to define path as well as purchase stickers for ORVs, Deborah second, motion carried.

New Business

Roberts Rules of Order- Dick stated he gave everyone a copy of the basic Roberts Rules of Order. Last meeting there was too much over talking and bringing up items not on the agenda. If we have a issue it needs to be brought to the President to place on agenda and if we don't them we are leaving out the property owners if they don't know about what is going to be discussed at the meeting.

Open Forum

Wesley asked if a spring could be installed on the back gate that would shut by itself.

Bryan thanked the board for its decision to keep the back gate open for now.

Bobby asked who is supplying the boulders and how far apart are they going to be placed. It was stated that they would be place close enough that an ORV could not get through.

Larry discussed the moving of his mailbox by neighbor. After discussion board will talk to the other homeowner and ask that his mailbox be replaced and relocated to the westside of driveway.

Robert asked how often do we hand out financial reports and if we posted them online. Sandy answered by saying we only have them at the meeting but he could request at any time. He also asked how many lots are in the subdivision and how many are developed.

Jennifer thanked those attending and announced that the Board would be going into executive session at this time. She announced the next meeting will be June 20th at 6:30 pm

Board went into executive session at 8:13pm to discuss Short term rentals and incident at pool. Board came out of executive session at 8:31pm

Deborah motioned to adjourn, Kim second, Board adjourned at 8:32 pm

Respectfully Submitted,
Myra Zumwalt