

RCMC BOARD OF DIRECTORS MEETING
Monday August 15, 2022

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

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

Guests Attending: Laurel Taylor, Bruce Orzchowski, Jeff and Lori Steed

The Pledge of Allegiance started the meeting.

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

Treasury Report- Myra reported that there are four rentals of the Clubhouse and one Pavilion coming up.

Admin Committee- Kim reported that the Ice Cream Social is on September 10th from 2-4pm. Newsletter articles are needed by August 31st to have them out for September.

Kim suggested to have a private party sign for pavilion rentals made. Jennifer said she would look into that.

Kim is looking into meet and greet bags for welcome letters along with a small gift.

ACC Committee- Myra read Report given.

It was mentioned that the new violation letters may have to be revised. Not sure we can block code numbers to access the park and pool. Jennifer to check with attorneys on matter.

Kim said to ask the attorneys what are our options on stopping VRBO's. Only way to change the Bylaws is to get the association on board and take it to a vote. Deborah to look at verbiage on Ballot for petition.

Financial Committee- Sandy reviewed financials for August. After reviewing there could be an excess that would need to be used this year for improvements. She asked Committee Chairs to start thinking about what we might need. Kim stated that the windows and doors need to be recalked and weather stripped. Virginia stated she will look into some of the repairs to the clubhouse.

Operations Committee-

Virginia reported on items completed by committee:

- A second cigarette receptacle was added to the clubhouse pavilion
- Purchased items for the pool (test strips, skimmer socks, and skimmer baskets)
- Purchase of 6 new chairs for pool area
- Purchase of supplies for bathrooms and pool area
- Post and cables installed around park
- New Wi-Fi thermostat installed in clubhouse
- Three warning letters sent out

Doug mentioned that the door to the clubhouse had been left open during several rentals. To help with not stressing the a/c unit a new Wi-Fi Thermostat was installed and can send alerts when the temperature drops below a specified level. Doug stated that the unit is too small for our clubhouse and we need to stay on top of not stressing out the unit. Rules committee to look at rental contract and update.

Virginia stated that if the game camera is not wanted a resident would like to purchase it for a \$100. Sandy motioned to accept \$100 offer for the game camera, Kim second motion passed. It was mentioned that there was the extra mailbox in storage and could we sell it. Doug motioned to sell the extra mailbox, Sandy second motioned carried.

Rules Committee

Rhonda is waiting on bids from two more sign companies for the new back gate sign. First bid came in at \$72.89.

ORV update will be brought to next months meeting.

Old Business

ORV- sticker information needs to be added to the welcome letter. Park entrance sign needs to be updated to state only permitted vehicles are allowed into the park area. It was decided that the sign needs to state no unlicensed drivers to operate on or off-road vehicles within the park. Sandy suggested talking to attorney to make sure the verbiage would be covered under our liability or does it need to say no on under the age of 16.

VRBO- Jennifer is going to reach out to our attorney for guidance in the matter.

New Business

Warning Letter Violation Procedure- It was asked what is our process on sending out letters. Sandy suggested that before the final violation letter goes out it needs to be brought to the board in an executive session.

Volleyball Poles- The poles are needing to be reset. A bid was given to rest poles into the ground for \$550. Sandy motioned to pay the \$550 to permanently set volleyball poles into the ground, Doug second, motion carried.

School bus in playground area needs to be repaired. Items was tabled until next meeting until some research could be done.

Pool Contract- New contract was signed. There are several things that came up during the signing of the new contract. The pool company will no longer fill the pool that is something the POA will have to do. Virginia checked into them coming more often. To have them service the pool 4 days a week would cost \$645. This would help so board member are not having to clean and add chemicals when the pool company is not scheduled. After discussion the board decided to leave it at 2 days a week. Virginia was looking into the cost of a robotic system to help with cleaning of the pool. Item was tabled until later date.

Bathroom Repairs to Pool House- Virginia noticed water leaking into pump house. After investigating it was coming from showers in bathrooms and there are some wood rot issues. Virginia will call around and get some bids to repair what needs to be fixed.

Open Forum

Bruce wanted to make sure it was still ok to remove all the extra rebar that was out by the retaining wall. With the new cameras he didn't want people to think he was stealing it when we told him he could clean up and dispose of the extra material.

Jeff asked about the back entrance and was it going to be a designated road. Board explained what the original intent for the back entrance was and that what has already been done with the entrance is all that is going to be done. No official road would ever be made.

Jeff asked how the culver got so rough and was it going to be smoothed out for those driving ORV's in that direction. Doug explained it was CLWS who tore up the ground looking for a water line. Doug suggested filling in with dirt at the culver to make it smooth again.

Laurel mentioned that the Yoga class would like to start meeting again October 1st.

Laurel requested that the Board set the process in motion to amend the deed restrictions to prohibit short term rentals. The Board can start the process by sending out a survey and seeing if at least 10% of the membership support the request to add the amending of the deed restriction to the ballot. The deed restrictions were written in 1989. STRs weren't even a thing then. Now they are and we need to change the deed restrictions to keep our neighborhood a peaceful community.

Laurel did some research and under Texas law, an HOA can restrict or even prohibit Short Term Rentals by using carefully drafted restrictive covenants. Restrictive covenants have won in Texas courts. It would only be necessary to add "prohibits renting any part of the residential dwelling to others for less than 30/60 days". The amount of days would be up to the Board to decide.

Laurel found that in Canyon Lake, all STRs are required to have a permit from the WORD office. STRs are to pay an occupancy tax. The state receives 6% and WORD gets 3%. Only 4 of the estimated 13 STRs in our neighborhood are permitted. The others are operating illegally. Realtors are using the fact that our neighborhood allows STRs as a selling point to prospective buyers. Jennifer stated that she would reach out to our attorney to make sure we do everything by the law and that the Board would start the process.

Jeff asked if he could get an ORV sticker tonight. Jennifer stated she will get with him after meeting.

Lori Steed was introduced and had interest in filling the vacant board position. After introduction Jennifer asked everyone to step out of the clubhouse while the board went into executive session.

Board went into executive session at 8:40pm to discuss filling the vacant board position. The board came out of executive session at 8:42pm and asked everyone to step back inside. The board announced Lori Steed as the new Board member filling the vacant spot.

Jennifer announced our next meeting will be held on September 19th at 6:30 pm.

Jennifer announced that the board would be going into executive session again and thanked everyone for coming.

Board went into executive session at 8:45pm. Board came out of executive session at 9:27 pm. Board discussed various matters on safety and employee issues.

Sandy motioned to adjourn, Virginia second, Board adjourned at 9:28 pm

Respectfully Submitted,
Myra Zumwalt