

**ROCKY RIVER RANCH HOA, Inc.**  
**Board of Directors Meeting**

**MINUTES**

**Friday, February 7, 2025**

In Attendance: Marilyn Melton, Teri Albright, Helene Burns, Heather Beliveau, Debra Raimond, Joey and Melora Frazor, Kerrie Shelton, Larry Melton via Zoom

- I. Call to Order: 5:35p.m.
- II. Determination of Quorum: All officers being present, a quorum was established.
- III. Approval of Past Meeting Minutes: Board of Directors Executive Meeting -December 2024
  - a. Minutes read
  - b. Helene moved to approve; Teri seconded motion.
  - c. Minutes were approved.
- IV. Treasurer's Report
  - a. We have a healthy balance in the HOA account.
  - b. Most delinquent accounts have been paid.
- V. Committee Reports
  - a. Architectural Control
    - i. An old form (possibly a draft): Architectural Submission/Application Form has been found and will be given to Karen Mitchell (HOA legal team) to determine appropriateness/legality of the form.
    - ii. Any work – exterior remodeling of existing structures or the construction of new structures must go through the architectural process.
    - iii. We need to make sure that new residents are aware of the deed restrictions.
  - b. Maintenance
    - i. County Commissioner Charles Riley (Precinct 4) has scheduled our two roads for tree clearing as well as new chip and seal on the roads during the first quarter of 2025. No start date has been given.
    - ii. Any concerns can be forwarded to Helene Burns.
  - c. Neighborhood Watch
    - i. There have been recent concerns of strangers walking at night in our general vicinity. Please keep your eyes open and report suspicious activity to the sheriff's office.
    - ii. Our neighborhood watch is informal, but there are signs at the beginning of each street to alert the general public.
    - iii. The board will explore creating a more formal watch and invite a speaker to present the program at the annual HOA meeting.
    - iv. The question of security cameras was brought up. The board president will speak to the legal team regarding the legal issues of placing cameras in public areas. Residents, however, can have cameras on their property.

- v. HOA Meeting signs were placed at the beginning of each street; unfortunately, the one on River Oaks was torn down before the meeting. As residents we need to be respectful of any HOA signs as they are one method of communication and should only be removed by a board member or a designee.

VI. Unfinished Business

a. Website update

- i. We are using the Wix site created by Debra, but it is difficult to find if anyone is doing a general search.
  - 1. Having a more easily recognized domain name will make it easier for residents and prospective residents to locate information such as deed restrictions.
  - 2. Teri moved that the board should pay for an upgrade to the website that would give us a domain name; Helene seconded the move. The board approved the motion.

b. Membership Roster update

- i. The newest update was emailed to board members. There are a few residents for whom we do not have email addresses; when we have those, an up dated roster will be sent to board members.
- ii. The roster will NOT be posted to the website, which is available to the public, because of privacy concerns.
- iii. We can have updated rosters mailed out as part of the annual meeting notice as we have done in the past. Or, they can be made available upon request from a current resident.

c. Holiday Dinner assessment

- i. Huge thank you to the Blodgett family for hosting the party.
- ii. The Blanco Library graciously allowed us to use their meeting room tables and chairs for the party. Helene moved to donate \$200 to the library in thanks; Heather seconded. The board approved the motion.
- iii. There was a good turnout for the party, and the barbeque from Old 300 in Blanco was delicious.
- iv. If anyone has any feedback regarding the holiday party, please contact a board member.

d. Property Listings and Sales

- i. On River Oaks:
  - 1. Welcome to Sara and Jonah Albrecht!
  - 2. Are Lots 27 &28 for sale or have they already sold?
- ii. On Rocky River:
  - 1. Lot 2 is for sale.
  - 2. Lot 18 is for sale.

- VII. New Business
    - a. Legal Counsel Communications
      - i. Deed restrictions: Marilyn has spoken with the legal team regarding the division of single lots. This would be in violation of our deed restrictions (section 1.1 of covenants); all lots must remain as originally surveyed.
    - b. HOA Management Certificate: This has been filed with the court offices in Johnson City and is available online.
    - c. Other matters:
      - i. Zoom meetings
        - 1. This is the first time using Zoom; thank you Larry Melton for helping us test.
          - a. We are using the free portion of the program, which only gives 40 minutes per meeting before timing out.
          - b. Heather will find out the cost of the full program and an external microphone.
          - c. The access link needs to be published before meetings.
      - ii. Treasurer's report
        - 1. With such a large balance, do we need to continue to have the \$120 per lot yearly fee?
          - a. From the balance we pay for insurance, bank and postal fees and mail outs, legal fees, and resident meetings/gatherings.
          - b. Insurance only covers the minimum amount for board members. A larger balance gives the community a safety net.
        - 2. We should investigate having 2 accounts
          - a. Open account for expenditures
          - b. A "closed" account for exigencies.
      - iii. Summer Block Party
        - 1. Would residents be interested?
        - 2. Further discussion is needed—when, location, food
- VIII. Member Inquiries and Input: none
- IX. Adjournment to Executive Session
- X. Reconvene to Regular Session, Action on Executive Session Items if needed
- XI. Meeting Adjournment: 6:50 p.m.