



Range Rider Homeowners' Association  
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Range Rider Homeowner's Association, Inc.  
Board of Directors Meeting Minutes  
17 August 2021

Meeting (via Zoom) was called to order at 7:02 P.M. by President Michael Costello. Attending were Board Members: Michael Costello, Bill Faucher, Annalisa Jamison, Rich Proft and Lisa Troxel. HOA Members attending were Elizabeth Dennison, Jeff Case and Tim Specht

Motion to approve 6 Jul 2021 minutes as amended by a correction of \$35,000 vs \$30,000 needed to remain fee-free with Chase bank, was made, seconded, and passed.

#### Treasurer's Report

Upcoming expenses will include mailings for Annual Meeting and holiday awards.

#### Nominating Committee Report

One person (Joseph Martinez) has contacted Mike to sit in on a board meeting, his contact information, however, is out of date and Mike is still trying to contact him. We discussed board responsibilities with HOA member Elizabeth Dennison, who will consider being on the board. In addition, Jeff Case was asked if he would consider serving on the board.

#### Finalize Budget Proposal

Discussion on dues. \$40.00 across the board was considered. Concern of not meeting a quorum (45 members) if no discount is offered as a financial incentive for participation.

Motion to establish \$50 annual dues with a \$10 discount for attending the annual meeting was made, seconded, and passed unanimously.

#### Proposed Budget

Eliminating the Annual Board Meeting as a line item, incorporating it into office supplies, Zoom Webinar, and administration expenses. These modifications did not change the budget.

Motion to allow Treasurer to submit the proposed budget as the Board's draft for approval by the membership for our annual budget. No objections were made.

#### Finalize plans for Annual Meeting

Discussion included when to mail out letters about the Annual Meeting, how to obtain current. Email addresses and updating our contact information. The letters will be mailed by the 7<sup>th</sup> of September. Need to start thinking of task list and practice Zoom meetings dates to include these in the letters to members.

#### ACC Committee

2 approval requests, one was for window replacements and the other for a backyard kitchen and pool equipment cover.

#### Hospitality Committee

September will be the last Yard of the month for this year. Mary Nell Costello has been preparing and delivering New Member welcome baskets.

Need volunteers for committees and will discuss this with members at the Annual Meeting.

#### Audit Committee

Need committee members to submit report of conducted audit

#### HOA members concerns:

New HOA laws that go into effect September first.

Motion to adjourn was made, seconded, and passed. Meeting was adjourned at 7:50 P.M.