Range Rider Homeowners’ Association, Inc.

Special Board of Directors Meeting Minutes

13 November 2023

* Meeting was called to order at 7:00 P.M. by President Michael Costello.

Attending in person were Board Members: Michael Costello, Joseph Martinez and

Lisa Troxel. Attending via Google Meet were Board Members Annalisa Jamison and Patty Dennison. Several HOA members were also attending in person and via Google Meet.

* Minutes of 5 September 2023 HOA Board meeting were approved.
* Discussion of rules of enforcement for HOA covenants and conditions.
* Our HOA rules are nearly 30 years old, and many laws have changed.
* Discussion on hiring an attorney knowledgeable on recent HOA changes to advise us on new laws.
* Questions/concerns to present to legal counsel:
	+ What are reasonable and appropriate enforcement methods available to the HOA for enforcing our covenants, in particular Article IX USE RESTRICTIONS?
	+ Who decides if a member has committed a violation and what proof is required before enforcement is allowed?
	+ Do the enforcement methods need to be written into any of our documents, if so, which one would be the appropriate one to add them to?
	+ If fines are allowed, do they need to be specific for a given offense or set within a range of possible fines?
	+ Do any of the new laws that restrict local governing entities from enacting restrictions greater than state restrictions, or the new constitutional rule governing ranching and farming apply to the restrictions imposed by an HOA?
	+ Since we are not a gated community do the restrictions in our covenants apply to the public streets within our HOA boundaries?
	+ Concerning Section 11.2 Terms and Amendments of the covenants and ARTICLE XII DISSOLUTION is an email response allowed to be considered a signed instrument or are paper and ink instruments required?
* Discussion: Concerning continuing noise problems.
	+ City Codes also applies restricting loud noise, which are more specific than the

HOA. Non-emergency number was passed out.

* Motion to hire an attorney for assistance with new HOA covenants.

Seconded and passed.

* Motion to hire the same law firm as we have in the past: Barton Benson Jones PLLC.

Seconded and passed.

* Motion to adjourned, seconded and passed. Meeting was adjourned at 7:30 P.M.