



Range Rider Homeowners' Association
P.O. Box 700405
San Antonio, TX 78270
<http://rangeriderhoa.org>

Range Riders Homeowners' Association, Inc

Board of Directors Meeting

16 Jul 2026

- The meeting was called to order at 6:30 by President Michael Costello.
- Attending in person were Board Members: Michael Costello, Joseph Martinez, Annalisa Jamison and Lisa Troxel. Board member Patty Dennison attended via Zoom.
- The minutes from the 16 April Board Meeting were approved.
- Treasurer's report:
 - All members have paid their annual dues.
 - Annual insurance premium has been paid for the SWBC policy. The Philadelphia policy is paid on a quarterly basis.
 - Website bill has been paid in a 3-year block.
 - Post Office box fee has also been paid.
- Legal advice:
 - A meeting was held with Crist Law Firm.
 - HOA must prove non-compliance of rules by members.
 - Photos to document non-compliance must be attached to document.
 - Certified mail followed by first class mail must be sent to non-compliant member.
 - If member continues non-compliance behavior letter will be sent by attorney giving member time to comply (length of time to be determined by the HOA Board). After which HOA can take member to court.
- Nominating Committee:
 - Several people have been approached.
 - Members cannot be on the board and the ACC simultaneously.

- Preparations for Annual Meeting.
 - 13 October 2026, set for meeting date.
 - Meeting will be via Zoom.
 - Preparation meeting date set for 10 September 2026.
 - Documents will be mailed by 14 September 2026.
- Committee Reports:
 - ACC: One request is pending.
 - Hospitality: July Yard of the Month selected.
 - Audit: Look in to hiring outside firm.
- Meeting was adjourned at 7:19.



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Board of Directors Meeting

21 April 2026

- The meeting was called to order at 6:30 by President Michael Costello.
- Attending in person were Board members: Michael Costello, Joseph Martinez, Annalisa Jamison and Lisa Troxel. Board member Patty Dennison was absent, and there was one Association member in attendance.
- The meeting was opened with a discussion about the nominating committee and possible candidates to fill opening positions. Secretary Lisa Troxel announced she will not seek reelection but will serve out her term.
- Minutes from the January 15 Board meeting were approved with minor corrections.
- Plan to light the mailboxes:
 - Lights to be placed near the 6 mailbox areas in the neighborhood.
 - The Post Office has given approval if the lights are not attached to the boxes and do not impede access by USPS personnel.
 - Consent from the homeowners is necessary before the project can move forward.
 - Lighting project budget has been approved at \$200.00, any more will require Board approval. Association member Cody Pletz will be the point person for this project.
- Discussion on legal contract:

A law firm has been hired to compose HOA code compliance letters.
- Treasurer's report:
 - All but three members have paid their annual dues.
 - The Annual budget has been approved with the following changes:
 - Welcome Baskets have been discontinued.
 - Yard of the Month has been reduced from 6 months to 4 (May - August).
 - Holiday and Yard of the Month Awards have been reduced to \$50.
- Annual Meeting Planning:

The annual meeting will be held online. Planning for the meeting will be held in July.
- Committee Reports:

- ACC: nothing to report.
 - Hospitality: Nothing to report.
 - Audit: A suspected fraud deduction was a bank error.
- The Meeting was adjourned at 7:29.



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Board of Directors Meeting

15 Jan 2026

- Meeting was called to order at 6:32 by President Michael Costello. Attending in person were Board members: Michael Costello, Joseph Martinez, Annalisa Jamison and Lisa Troxel. Board member Patty Dennison attended the meeting via Google Meet. Two association members attended the meeting in person.
- Election of officers: All current board member officers were elected and will remain in their current positions:
 - Michael Costello, President
 - Joseph Martinez, Vice President
 - Annalisa Jamison, Treasurer
 - Lisa Troxel, Secretary
 - Patty Dennison, Member at Large
- Minutes of the 3 Sept 2025 meeting were approved.
- Treasurer's Report:
 - The FY 2025 budget was only drawn down by approximately \$300 resulting from holiday awards, otherwise incoming dues and expenditures matched. The 2026 budget has not been finalized. Awaiting final decisions on welcome baskets, Holiday Decoration and Yard of the Month award amounts. Hospitality expenses and increases in Insurance and Post Office Box rentals will be factored in.
 - Recommended that the annual dues remain at \$50, with a \$10 discount for attending the annual meeting.
 - Discussion about reducing the amount of the awards from \$100 to \$50. Reducing the number of the holiday awards and limiting the number of times the same people can win the awards was also considered.
 - Further debate was tabled until the April meeting.
 - Notice of dues will be sent out within the next week.

- Nominating Committee Establishment:
 - Two board members are up for election this year: Michael Costello will not be running for re-election; however, he will chair the Nominating committee, and Lisa Troxel has agreed to run.
 - Visiting HOA member, Cody Pletz, has volunteered to join the board.
- Additional input from Members:
 - Lighting Proposal: Discussion concerning placing lights near the post office boxes. A poll will be circulated among the members to determine interest.
 - More discussion at April meeting.
- Meeting was adjourned at 7:30