



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

Range Riders Homeowners' Association, Inc  
Annual Meeting (via Google Meet)  
October 14, 2025

- Meeting was called to order at 7:00 by President Michael Costello.
- A Quorum was unable to be confirmed at the beginning of the meeting. If unable to establish a quorum to elect new board members, that portion of the meeting will be held later. A member called for the meeting to be adjourned since a quorum wasn't established at the beginning of the meeting.
- A vote was taken to end or continue the meeting. The vote was 23 to continue the meeting, 5 to adjourn. The meeting continued.
- Review of Financial Statement:  
The Treasurer explained the budget and financial statement.
- National Night Out:  
At a previous meeting member Megan Grey proposed holding a National Night Out. Ms. Grey has volunteered to research and organize a neighborhood event. A vote will be held to continue this discussion.
- Maintenance of drainage ditches:  
City stated the grassy area between the homeowners' fence and the concrete is the homeowners' responsibility.
- Budget and dues proposal for 2026:
  - Proposal to keep annual dues at \$50.00 with a \$10.00 discount for attending the annual meeting.

- Proposal to decrease the awards for holiday decorations and Yard of the Month from \$100.00 to \$50.00.
- An increase in the annual dues was presented to the members.
- Several suggestions were made by the members:
  - Option A: Reduce awards and keep fees the same.
  - Option B: Increase fees and keep awards the same
  - Option C: Drawn down reserve funds and keep awards and fees the same.
- Poll results: Option A: 10 votes  
Option B: 6 Votes  
Option C: 14 votes
- Questions or requests from members:
  - A member questioned why the HOA is not registered with the city. This was discussed by a few members and will be addressed at the next board meeting.
  - A member presented a concern about the proper procedure in presenting a request to the ACC committee.
- Committee Volunteers:  
Explanation of the Hospitality, ACC and Flags committees
- Election of Board of Directors:
  - Following a question from a member, a quorum was determined to exist and voting took place.
  - The Nominating Committee has nominated Annalisa Jamison for position #2.
  - Patricia Dennison has been nominated for position #3.
  - No nominations were made from the floor.
  - Both members have been elected by consensus.
- Meeting was adjourned at 7:50.

# Range Rider Homeowners Association FY 2024

## Treasurer's Report

01/01/2024 - 12/31/2024

| Accrued Revenue                                                                                            | Income             | Expenses           | Year to Date       | Net Budget             | More/-Less        |
|------------------------------------------------------------------------------------------------------------|--------------------|--------------------|--------------------|------------------------|-------------------|
| HOA Annual Dues                                                                                            | \$6,149.00         | -                  | \$6,149.00         | \$6,000.00             | \$149.00          |
| Resale/Transfer Fee                                                                                        | \$300.00           | -                  | \$300.00           | \$450.00               | -\$150.00         |
| Late Fees                                                                                                  | -                  | -                  | -                  | -                      | -                 |
| Interest (taxable income)                                                                                  | \$5.19             | -                  | \$5.19             | -                      | \$5.19            |
| <b>Accrued Revenue Totals</b>                                                                              | <b>\$6,454.19</b>  | <b>-</b>           | <b>\$6,454.19</b>  | <b>\$6,450.00</b>      | <b>\$4.19</b>     |
| Administration                                                                                             | Income             | Expenses           | Year to Date       | Net Budget             | More/-Less        |
| Accounting Software                                                                                        | -                  | \$207.02           | -\$207.02          | -\$200.00              | -\$7.02           |
| Office Supplies/Printing/Postage                                                                           | -                  | \$614.88           | -\$614.88          | -\$500.00              | -\$114.88         |
| Website                                                                                                    | -                  | \$517.20           | -\$517.20          | -\$200.00              | -\$317.20         |
| P.O. Box Rental                                                                                            | -                  | \$232.00           | -\$232.00          | -\$175.00              | -\$57.00          |
| Facility Rental                                                                                            | -                  | \$17.07            | -\$17.07           | -\$200.00              | \$182.93          |
| Federal Taxes                                                                                              | -                  | -                  | -                  | -\$100.00              | \$100.00          |
| Merchant Fees                                                                                              | -                  | \$5.00             | -\$5.00            | -\$125.00              | \$120.00          |
| Miscellaneous                                                                                              | -                  | -                  | -                  | -                      | -                 |
| <b>Administration Totals</b>                                                                               | <b>-</b>           | <b>-\$1,593.17</b> | <b>-\$1,593.17</b> | <b>-\$1,500.00</b>     | <b>-\$93.17</b>   |
| General Operations                                                                                         | Income             | Expenses           | Year to Date       | Net Budget             | More/-Less        |
| SWBC Insurance                                                                                             | -                  | \$2,492.48         | -\$2,492.48        | -\$2,300.00            | -\$192.48         |
| General Liability Insurance                                                                                | -                  | \$1,539.00         | -\$1,539.00        | -\$1,400.00            | -\$139.00         |
| Drainage Maintenance                                                                                       | -                  | -                  | -                  | -\$500.00              | \$500.00          |
| <b>General Operations Totals</b>                                                                           | <b>-</b>           | <b>-\$4,031.48</b> | <b>-\$4,031.48</b> | <b>-\$4,200.00</b>     | <b>\$168.52</b>   |
| Hospitality                                                                                                | Income             | Expenses           | Year to Date       | Net Budget             | More/-Less        |
| Activities/Supplies                                                                                        | -                  | \$43.29            | -\$43.29           | -\$500.00              | \$456.71          |
| Welcome Baskets                                                                                            | \$37.89            | \$198.70           | -\$160.81          | -\$400.00              | \$239.19          |
| Yard of Month                                                                                              | -                  | \$600.00           | -\$600.00          | -\$600.00              | -                 |
| Halloween Awards                                                                                           | -                  | \$400.00           | -\$400.00          | -\$300.00              | -\$100.00         |
| Holiday Awards                                                                                             | -                  | \$400.00           | -\$400.00          | -\$300.00              | -\$100.00         |
| <b>Hospitality Totals</b>                                                                                  | <b>\$37.89</b>     | <b>-\$1,641.99</b> | <b>-\$1,604.10</b> | <b>-\$2,100.00</b>     | <b>\$495.90</b>   |
| Professional Fees                                                                                          | Income             | Expenses           | Year to Date       | Net Budget             | More/-Less        |
| Accounting (audit)                                                                                         | -                  | -                  | -                  | -\$200.00              | \$200.00          |
| Legal (Enforcement of Covenants)                                                                           | -                  | \$1,400.00         | -\$1,400.00        | -\$500.00              | -\$900.00         |
| Special Committee                                                                                          | -                  | -                  | -                  | -\$2,000.00            | \$2,000.00        |
| Other                                                                                                      | -                  | -                  | -                  | -                      | -                 |
| <b>Professional Fees Totals</b>                                                                            | <b>-</b>           | <b>-\$1,400.00</b> | <b>-\$1,400.00</b> | <b>-\$2,700.00</b>     | <b>\$1,300.00</b> |
| Grand Totals                                                                                               |                    |                    |                    |                        |                   |
|                                                                                                            | <b>\$6,492.08</b>  | <b>-\$8,666.64</b> | <b>-\$2,174.56</b> | <b>-\$4,050.00</b>     | <b>\$1,875.44</b> |
| Bank Account Balances                                                                                      | 01/01/2024         | 12/31/2024         | Last reconciled    | Summary for the Period |                   |
| Chase Checking                                                                                             | \$6,830.80         | \$4,651.05         | 12/31/2024         | Starting Total         | \$41,844.00       |
| Chase Savings                                                                                              | \$35,013.20        | \$35,018.39        | 12/31/2024         | Income                 | \$6,492.08        |
| <b>Totals</b>                                                                                              | <b>\$41,844.00</b> | <b>\$39,669.44</b> |                    | Expenses               | -\$8,666.64       |
| <i>Review Reconciled Bank Statement Reports along with this Treasurer's Report to ensure its accuracy.</i> |                    |                    |                    | Ending Total           | \$39,669.44       |