

RANGERIDER HOMEOWNERS ASSOCIATION

Board of Directors Meeting

July 10, 2018

Meeting was called to order at 7:05 by Mike Costello.

Attendees at the meeting were 5 board members – Mike Costello, Ginny Cardin, Jake Foulke, Staci Gonzales, and Judy Hoover, the ACC chairman – Lanny Peterson, and three members of our association.

Minutes of the previous board meeting will be sent by electronic correspondence to all board members to be read and accepted.

Treasurer report was given which included expenditures up to this point and the remaining checking account balance. Line item expenses for flags, the storage room to store the signs which were purchased by the previous board, and the ditch maintenance were discussed. It was suggested that when both CD's mature, one of the CD's funds be placed into the checking account in order to draw down the amount of funds our HOA keeps and earns interest on since we are a non-profit entity. The remaining CD would stay intact and the funds from the one deposited in the checking account would allow the annual fee to be lowered for all residents. Motion made and carried to accept the Treasurer's report.

Mike presented copies of the letter and voting ballot that will need to be sent to each resident for approval of the changes to update the By-Laws and Covenants. The need to have these ballots returned quickly and by almost all members of our HOA was stressed. Initially the letter of explanation and ballots will be mailed to all homeowners. If not received back, phone calls, and even door to door visits may need to be done to have all completed and tallied by the October annual meeting.

Jake Foulke gave a report regarding the status of the signs and security cameras. There are many legalities to installing the signs on a homeowner's property including a homeowner having to deed that part of their land that may not have originally been planned for. Possibly the signs can be sold so the funds used on them may be partially recovered.

Ginny reported the school has been reserved for the annual meeting. Two additional board meetings will be held with their sole purpose being to finalized details of the annual meeting. Those meetings will be held September 5, and October 3, 2018.

The nominating committee has been formed and will be comprised of Alex Deimel, Jeff Case, and Ginny Cardin.

Committee reports are as follows:

Staci reported the neighborhood barbecue held in June was a big success with many residents attending and a lot of food being donated by HOA resident Brad Peak. Many residents expressed their appreciation for the get together and desire to have other community functions like this.

ACC chairman Lanny Peterson reported all home improvement projects submitted this quarter were approved.

Audit committee reviewed our HOA financial details and reported all was in order.

Old business discussed was maintenance of the ditches and keeping the debris cleared out so there is no flooding to homes near the ditches and also keeping the weeds down on the sides of the ditches behind the houses that back up to them.

There were no questions from Association members present.

The meeting was adjourned at 8:15.