



Range Rider Homeowners' Association
P.O. Box 70045
San Antonio, TX 78270
<http://rangeriderhoa.org>

Range Rider Homeowner's Association, Inc.
Board of Directors Meeting Minutes 19 Jan 2021

- Meeting (via Zoom) was called to order at 6:32 P.M. by President Michael Costello.
Attending were Board members: Michael Costello, Bill Faucher, Annalisa Jamison, and Lisa Troxel. Also attending were HOA members Lannie Peterson, Rick Proft and Bruce Troxel.
- Motion to approve 9 September 2020 Board meeting minutes was made, seconded and passed.
- Treasurer's Report: Excel spreadsheet was sent to board members.
 - All members have paid 2021 annual dues with a total of \$3,820 being collected.
 - Changing from cash-based to accrued accounting.
 - Motion was made to approve purchasing Money Minder.com for \$159.00 annual fee. Seconded and passed.
 - Motion was made to permit funds to be transferred from checking to savings by Treasurer at will. Seconded and passed.
- Election of Officers:
 - Motion to Nominate Annalisa Jamison for Treasurer. Seconded and elected by acclamation.
 - Motion to Nominate Lisa Troxel for Secretary. Seconded and elected by acclamation.
 - Motion to Nominate Michael Costello for President. Seconded and elected by acclamation.
 - Motion to Nominate Bill Faucher for Vice President. Seconded and elected by acclamation.
 - Rick Proft appointed as Member at Large.
- Establishing Nominating Committee:
 - President recommends Bill Faucher for Nominating Committee Chair.
 - President, Mike Costello, volunteers to be on committee

- Rick Proft is informed his position as Member at large is two more years.
- One member will be required to fill vacant Board position.
- Committee Reports:
 - ACC: Committee has had one request for painting and job has been completed.
 - Hospitality: Three houses sold, and welcome baskets delivered. All Holiday awards have been delivered.
- Audit Committee: Need to meet to approve reconciliation of 2020 final budget.
- New Business
 - Political signs display: Homeowner has agreed to remove political sign.
 - Discussion on political signs/flags.
 Officially, Texas statutes say we may not prohibit US flag or Texas state flag. Covenants prohibit signs or emblems attached to anything on your property. Unless sign/flag meets the criteria of advocating for a political candidate, the HOA doesn't enforce the no-flag rule. HOA should remain completely neutral on any issue. The board is allowed wide discretion of enforcing and interpreting what the rules mean.
- Motion to adjourn meeting was made, seconded and passed. Meeting adjourned at 7:12 P.M.



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Range Rider Homeowners' Association, Inc.
Board of Directors Meeting Minutes 7 Apr 2021

- Meeting (via Zoom) was called to order at 6:36 P.M. by President Michael Costello.
Attending were Board Members: Michael Costello, Bill Faucher, Annalisa Jamison, and Lisa Troxel. Also attending the were HOA members Lannie Peterson and Rick Proft.
- Motion to approve 19 January 2021 Board meeting minutes was made, seconded and passed.
- Treasurer's Report: Expense report was sent to board members
 - Overdraft protection was set up for checking account at Chase bank.
- Committee Reports:
 - ACC Report:
 - Two calls about house painting and one call for window replacement.
- Hospitality:
 - Prize for Yard of the Month was delivered
 - February freeze delayed beginning Yard of Month awards by one month.
- Old Business:
 - Insurance for outdoor events.
Our insurance covers the HOA for any event hosted by the association.
Example: National Night Out.
Outside vendors or contractors, must provide own insurance.
 - Speed limits.
Limits are set by state law default which is 30 mph for residential areas. We can submit a request for a study to lower limit. The study would look at the number of accidents, the volume of traffic and the width of the streets.
Due to our wide streets, low traffic and few accidents, we would not qualify for any study.

A bill is currently in the State legislature to lower the minimum speed limit to 25 mph

- New Business:
 - Audit Committee. The current committee has resigned, so we are in need of volunteers to staff this committee. Let Annalisa know of interested members.
Recommend sending out an email to general association for interested volunteers.
Once names have been collected, we can vote by email, hold a special meeting or wait until the July meeting to elect the New Audit Committee.
 - July quarterly meeting is set for 7 July 6:30. Annual meeting agenda, and proposed budget as well as possible outdoor events will be discussed.
- Motion to adjourn meeting was made, seconded and passed. Meeting adjourned at 7:00 P.M.



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Range Rider Homeowners' Association, Inc.
Board of Directors Meeting Minutes 6 Jul 2021

Meeting (via Zoom) was called to order at 6:30 P.M. by President Michael Costello. Attending were Board Members: Michael Costello, Annalisa Jamison, Bill Faucher, Rick Proft, and Lisa Troxel.

- Motion to approve 7 Apr 2021 Board meeting minutes was made, seconded, and passed.
- Treasurer's Report:
 - Treasurer mailed a copy of report to each board member.
 - All insurance bills have been paid and we are up to date on paying the Yard of the Month winners.
 - Projected income will be \$600 less than the projected expenditures. We have an approximately \$40,000 balance, of which a minimum of \$35,000 is needed to remain fee-free with Chase bank.
- Nominating Committee:

Discussion: Bill Faucher is leaving the area and there was discussion on whether to elect a replacement before the October meeting. Board will act as nominating committee and look for replacement for Bill. Recommendation to send out email about position coming open. If no one steps up Bill will be elected for short term.
- Annual Meeting:
 - Vote to hold meeting via zoom was unanimous. Annual meeting will be scheduled for October 12, 2021.
 - Mike will research fees for electronic payment of dues.
September 12 mail out of Annual Meeting letters.
Two meetings to be held before Annual Meeting.

- Budget:

- Social Events:

Insurance company says if we do everything in-house, we are covered. If we contract any part of the social event out, then the vendor is responsible for providing their own insurance coverage. We currently have approximately \$500 in the budget for social events, which can be raised when discussed at the annual meeting. Will discuss the need for volunteers to plan any social events.

- Annual Dues:

Discussion about 2022 annual dues focused on between \$45 - \$60 per house. Additional discussion regarding granting a reduction in dues for attendance at annual meeting and early payment of dues. Treasurer's recommendation is a \$6000 annual budget, which equals a \$45.00 charge per household without a discount to break even. Projected charge is \$50.00 per house with a \$10.00 discount, and to make up any shortfall with transfer fees from house sales. This will allow the HOA to maintain its non-profit status.

- Committee Reports:

Hospitality: Will ask for volunteers at meeting. Discussion on giving members flags to put out themselves. Distributing Welcome Baskets continues as houses sell.

- Motion to adjourn meeting was made, seconded, and passed. Meeting was adjourned at 7:33.



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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 7th 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.



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Range Rider Homeowners' Association, Inc.
Board of Directors Meeting Minutes
28 Sep 2021

- Meeting (via Zoom) was called to order at 6:36 P.M. by President Michael Costello. Attending were Board members: Michael Costello, Bill Faucher, Annalisa Jamison, Rick Proft and Lisa Troxel. HOA Members attending were Jeff Case and Joy Lozano.
- Motion to approve 17 August Board meeting minutes was made, seconded, and passed.
- Treasurer's Report:
 - Discussion regarding the word "audit" when reviewing HOA books. "Audit" wording can only be used once the books are audited by a Certified Public Accountant (CPA). When the books are examined or reviewed by a HOA or Audit Committee member, the books have not been officially audited. Range rider HOA bylaws do not require a regular audit of the books. The Audit Committee reviews the books and reports to the Board.
 - HOA member Joy Lozano reported she has reviewed the books and no discrepancies requiring a further audit by a CPA were found. She will submit a report to the Board.
- ACC:

Discussion concerning the new laws and legal reviews. Very little impacts our HOA. If a member disagrees with a ruling from the ACC, they are authorized to request a special meeting of the Board. The ACC and the HOA member will present their cases to the Board, and it will determine the outcome. Additionally, none of the Board members, immediate family members nor anyone living in their house may be on the ACC.
- Plans for annual meeting:
 - Two Zoom practices will be held on Thursday, October 7th at 6 P.M. and Saturday, October 9th at 6 P.M. Board members need to attend at least one practice meeting to learn and become familiar with Zoom rules and procedures of the meeting.
 - Annual meeting check-in details were discussed.
 - HOA member requested an invitation be extended to our HOA SAFFE Officer and City Councilman. The Board agreed and Mike Costello will contact both individuals with the invitations.

- Nominating Committee:
The nominating Committee has approached HOA Member Joseph Martinez and he has agreed to run for a position on the Board at the October 12, 2021, Annual Meeting.
- Motion to adjourn was made, seconded, and passed. Meeting was adjourned at 7:19 P.M.