



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

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.