

Ranches at Rolling Hills - Property Owners Association
Regular Annual Meeting of the Board of Directors
Meeting Date and Time: Saturday, October 21, 2023 at 5:00 pm
Meeting Place : 215 Rolling Ranch Blvd. Alvord, TX 76225

Board Members Present: Mr. Sam Walker (Presiding), Mrs. Bailey Hall-Bergen, VP, Mr. William Dickerson, Secretary

Others present: Ms. Cyndi White, owner of GoboLink Property Management Company, along with 44 RaRH property owners.

Minutes and Actions Taken:

Mr. Walker delivered an opening summary of the purpose for the annual meeting and the requirement to hold at least one annual meeting of the Board of Directors, open to all members of the association. Mr. Walker also described the procedure of the meeting as well as the parliamentary procedures to be followed. Mr. Walker sincerely thanked the members present, Ms. White for her presence and reintroduced the other Board Members to those gathered.

Mr. Walker called the meeting to order at 5:05 pm

Mr. Dickerson read the minutes from the last annual meeting, proposed a motion to accept the minutes. Motion was seconded and passed.

Mr. Dickerson reported no "old business".

Mrs. Hall-Bergen gave a report of new business concerning common property improvements, 2023 association member survey results, and common property improvements and plans for the coming year. Mrs. Bergen thanked all those who participated in the survey.

Mrs. Bergen presented the 2024 Operating Budget.

Mr. Dickerson moved to approve the Budget, as presented by Mrs. Bergen.

Mr. Walker, meeting Chairman, allowed for time to open discussion and questions regarding the content and purpose of the budgeted items, to the association members present. Many questions and comments were presented to the board, mostly for clarification and process. Questions were answered by the Board members.

Mr. Dickerson called the question for the motion to approve the 2024 Operating budget. Motion was seconded and approved.

Mr. Dickerson addressed the Board and Members present concerning the objective to ratify the results of the online voting that took place during 2023, for the purpose of modifying specific CCRs. Mr. Dickerson explained that the quorum needed to make such changes was not reached during the voting period and that the results could not be ratified at the annual meeting, by the Board. However, the general overwhelming majority of the members who did participate represented a statistically significant general will and desire of the members to change the CCRs as proposed by the Board.

Open discussion ensued and questions about procedure, clarification of the proposed CCR changes, and plan for future online voting. Ideas were shared with the Board by the members present.

Mr. Dickerson moved to forego the enforcement of the CCR's proposed for amendment, until such time as a quorum of the members could be established in future voting opportunities in 2024.

The motion was seconded and passed.

Mr. Walker allowed for additional time for Q&A for the members present.

With gratitude extended to the host of the meeting, Mr. Walker Adjourned the meeting at 6:35 pm.

Minutes Submitted by:

Signature on File

10/21/2023

Mr. William Dickerson, Secretary

Date

Minutes Approved and aforementioned Actions of the Board Ratified by:

Signature on File

10/21/2023

Mr. Sam Walker, President

Date