

Ranches at Rolling Hills - Property Owners Association
Regular Meeting of the Board of Directors
Meeting Date and Time: Saturday, October 26, 2024 at 5:00 pm
Meeting Place : 215 Rolling Ranch Blvd. Alvord, TX 76225

Board Members Present: Mr. Sam Walker (Presiding), Mr. William Dickerson, Mrs. Bailey Hall-Bergen (attended by phone)

Others present: Ms. Cyndi White of Gobolink Property Management Company, along with approximately 60 RaRH property owners

Minutes and Actions Taken:

Mr. Walker made some pre-meeting comments to those gathered, which included gratitude to Bill and Kathy for allowing us to use their home for the meeting.

Mr. Walker called the meeting to order at 5:15 pm

A quorum of Board Members was established.

Mr. Dickerson moved to accept the minutes of the last annual meeting, seconded by Mr. Walker. Motion carried.

Mr. Dickerson read the list of actions taken outside of Open Board Meetings, and informed no old business to cover.

Mrs. Hall-Bergen moved to accept the operating budget for 2025. Mr. Dickerson seconded. Mr. Walker explained some of the highlighted changes to the operating costs for 2024 vs. 2023. Motion carried.

Mr. Walker read and responded to all questions to the Board, which were submitted prior to the meeting.

Mr. Walker announced the voting results for the motion to change the quorum requirements for making changes to the CCR's (section 9.2). Because the total number of votes cast (135) did not meet the current quorum requirement of section 9.2 of the CCR's (163), Mr. Walker moved to use the quorum requirements of section 4.7 of the Bylaws and send the proposed amendment of section 9.2 of the CCR's to the association members for re-vote. Mr. Dickerson seconded. Motion carried.

Mr. Walker read the results of the voting to elect a new Board Member, in order to replace Mr. Dickerson, whose term expires on the date of these meeting minutes. A quorum of voters was established (minimum of 74 total votes needed), with a total of 114 votes cast. Six (6) candidates were proposed by application and with a total of 38 votes, Mr. Larry Stafford was elected. Mr. Stafford's term will expire on October 26, 2027.

A motion to adjourn the board portion of the meeting was made by Mr. Walker, seconded by Mr. Dickerson. Motion carried and the meeting was adjourned.

The Annual Meeting was opened for the purpose of addressing concerns and questions to the Board from the members gathered, as noted above.

Several members voiced concern about the need for more communication and transparency from the Board, with particular regard to receiving reports of financial actions taken and quarterly financial performance reports.

Members also asked how it could be possible to have more frequent Open meetings of the Board, as opposed to having only one “annual” meeting. Mr. Troy Vetter offered to assist with the set up and cost of hosting “virtual” meetings of the association via Zoom.

Mr. Walker took the action to quickly work with the new Board (with the election of Mr. Stafford) to address the concerns and recommendations voiced by the association members and propose solutions as soon as possible.

The 2024 Annual Meeting ended at 6:30 pm.

Minutes Submitted by:

Signatures on file 10/30/2024

Mr. William Dickerson, Secretary Date

Minutes Approved and aforementioned Actions of the Board Ratified by:

Signatures on file

Mr. Sam Walker, President Date