

# RANCHES AT ROLLING HILLS Homeowners Association

## BOARD MEETING MINUTES

March 11, 2026 | Virtual Meeting (Microsoft Teams)

### BOARD MEMBERS PRESENT

Sam Walker — President  
 Troy Vetter — Secretary  
 Larry Stafford — Vice President  
 Cyndi White — Treasurer / Administrator

### MEETING DETAILS

**Date:** March 11, 2026  
**Format:** Virtual (Microsoft Teams)  
**Quorum:** Established — 3 of 3 board members present  
**Recorded by:** Cyndi White

## 1. CALL TO ORDER

President Sam Walker called the meeting to order. Quorum was confirmed with all three board members present.

## 2. APPROVAL OF PREVIOUS MEETING MINUTES

Approve previous meeting minutes	Moved: Troy Vetter	2nd: Sam Walker	<b>PASSED</b>
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## 3. ACTIONS TAKEN OUTSIDE OF MEETING

- Holiday decorations were installed on both community entrance islands in November 2025. Well received by the community.
- Community newsletter was distributed. No negative feedback received. Board intends to continue on a semi-regular basis.

## 4. NEW BUSINESS

### 4A. Officer Elections — 2026

POSITION	ELECTED	NOMINATED BY	RESULT
<b>President</b>	Sam Walker	Larry Stafford	<b>Elected</b>
<b>Vice President</b>	Larry Stafford	Troy Vetter	<b>Elected</b>
<b>Secretary</b>	Troy Vetter	Sam Walker	<b>Elected</b>

Approve all officer nominations as a slate	Moved: Larry Stafford	2nd: Sam Walker	<b>PASSED</b>
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## 4B. FY2025 Year-End Financials

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FY2025 year-end financials (fiscal year ending December 31, 2025) were distributed with the meeting notice. Sam Walker presented highlights. No material issues noted.

Board discussed moving future annual financial reviews to March each year to allow homeowners more review time prior to the meeting.

## 4C. Reserve Fund CD Investment Program

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The board has implemented a cascading CD program to generate interest on idle reserve and operating funds. Details:

- Total committed: approximately \$80,000
- Structure: \$15,000 CDs purchased one per month on a staggered schedule
- Term: 6-7 months per CD with auto-renewal option
- One CD matures each month, maintaining liquidity within a 5-month window at all times
- Two CDs purchased to date; monthly purchases ongoing
- Program initiated by Troy Vetter; administered by Cyndi White

*Goal: responsible stewardship of reserve funds — generating interest while preserving access for future community needs.*

*To clarify: while the above statements accurately reflect what was discussed in the meeting, the actual purchasing structure differs. We will purchase seven (7) CDs at \$15,000 each over seven (7) consecutive months, bringing the maximum total in CDs to \$105,000."*

## 5. HOMEOWNER Q&A

Questions were submitted in advance via the online portal and by email. Per Texas Property Code, the board cannot discuss specific enforcement matters or individual property situations in an open forum. All responses were provided in general terms.

### Q1. Landscaping & Mowing Obligations (CCR Section 3.30)

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- Section 3.30 requires each owner to prevent unclean, unsightly, or uncut conditions on their lot
- Legal precedent supports a broad definition of maintenance: mowing, brush cutting, tree trimming, debris removal, and addressing overgrown or dead vegetation
- Primary concerns raised by the board: fire risk and wildlife/traffic safety — overgrown lots along the road reduce deer visibility, creating hazardous driving conditions
- Board-adopted minimum standard: owners are expected to maintain the road easement (approximately 20-25 feet from utility pole to street edge) and the boundary adjacent to neighboring lots
- Natural areas beyond the easement may be preserved; this is a compromise to balance safety with the rural character of the community

- Violation notices may be issued and maintenance arranged at the owner's expense for non-compliant lots

## Q2. Shipping Containers

- Shipping containers are classified as storage structures and require ACC (Architectural Control Committee) approval prior to placement
- Permitted uses may include storage or conversion to accessory structures, provided they comply with the CCRs
- The board cannot comment on the status of any specific property or application in an open forum

## Q3. Board Engagement & Communication (Todd — submitted via chat)

Question: Why won't the board engage in professional and productive conversations to resolve compliance issues? Will this change?

- The board's goal is always professional and productive engagement
- Texas law prohibits discussion of specific enforcement or property matters in open forums — this is a legal requirement, not a choice
- The board is committed to increased outreach: more frequent newsletters, informal community availability (e.g., open hours at the community park), and direct access to board members for one-on-one conversation
- Homeowners with specific concerns are encouraged to contact any board member directly

## 6. ADJOURNMENT

Adjourn the meeting	Moved: Sam Walker	2nd: Larry Stafford	<b>PASSED</b>
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<p><b>Minutes prepared by:</b> Troy Vetter Date: ____12 Mar 2026_____</p>	<p><b>Approved by:</b> Sam Walker, President Signature: _____ Date: _____</p>
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