

Ranches at Rolling Hills - Property Owners Association
Annual Homeowners Meeting

Meeting Date and Time: Saturday, October 25, 2025 at 5:00 pm

Meeting Place : 215 Rolling Ranch Blvd. Alvord, TX 76225

Board Members Present: Mr. Sam Walker (Presiding), Mr. Larry Stafford and Mrs. Bailey Hall-Bergen

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 5:08 pm

A quorum of Board Members was established.

Mr. Stafford read the minutes of the prior meetings and moved to accept the minutes, seconded by Mr. Walker. Motion carried.

Mr. Stafford 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 2026. Mr. Stafford seconded. Motion carried.

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

Mr. Walker read the results of the voting to elect a new Board Member, in order to replace Mrs. Hall-Bergen, 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 88 votes cast. Three (3) candidates were proposed by application and with a total of 39 votes, Mr. Troy Vetter was elected. Mr. Troy Vetter's term will expire on October 26, 2028.

A motion to adjourn the board portion of the meeting was made by Mr. Walker, seconded by Mr. Stafford. 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 2025 Annual Meeting ended at 6:05 pm.

Minutes Submitted by:

Signatures on file 10/25/25

Mr. Larry Stafford, Secretary

Date

Minutes Approved and aforementioned Actions of the Board Ratified by:

Signatures on file 10/25/25

Mr. Sam Walker, President

Date