

Minutes Polly Ranch Homeowners Association

Meeting February 27, 2014

Members Present

Carol Mullenax, Sally Durand, Martha Honey, Bob Barr, Dave and Avril Forster, Jeff Miller, W Scott Caton, Luke C Rizzo, Martha Honey, Sharon Davis.

Call to order by Carol Mullenax, President, at 7 PM

Introductions

Officers: Carol Mullenax, President; Sally Durand, Secretary; Bob Barr, Vice President; Martha Honey, Treasurer. Carol Mullenax reviewed the procedure by which elected officers assumed their positions on the board. As stated in the PRHOA Bylaws, elected officers meet and decide which positions each will hold.

Treasurer: The board agrees to add Martha Honey, Polly Ranch Treasurer, and Carol Mullenax, Polly Ranch President to the signature card for the PRHOA bank account at JSC credit union. The board also agrees to keep Cindy Johnson, prior Polly Ranch Treasurer on the signature card, and to remove Eric Wilson, past Polly Ranch Treasurer, from the signature card.

Committee Reports

Treasurer's report- Martha Honey, Treasurer presented the budget and banking summary to attendees. The budget for 2014 is the same as 2013.

Airstrip- Mike Johnson, Polly Ranch Officer and chair of the airstrip could not attend. Dave Forster gave the report. He reminded members that the airstrip can be used by anyone in Polly Ranch and their guests.

Parks-

- Jeff Miller, Park Chairman reported. A new lock is on the main gate. Plans are underway to replace the gate. A post was placed at the entrance to the park to block recreational vehicles from entering. These vehicles have been entering, tearing up the grass and leaving large ruts. Spring date for park clean-up has yet to be determined.
- General discussion about the park: Dave Forster suggested that gravel be purchased and spread in the low lying pathways of the park. W. Scott Caton suggested that the homeowners might consider putting in a launch for Kayaks. Volunteers are needed to help maintain the park. Also discussed was the invasion of water hyacinths in the pond in the park. Sally Durand and Martha Honey reported the water hyacinths problem to the Clear Creek water district.

Old business:

Camera Surveillance: Dave Forester reported the status of camera surveillance at the Winding Way and Oak entrances to Polly Ranch. There is now a functioning camera on Winding Way and he can purchase equipment to expand this view and add one to the Oak street entrance. Cost is about \$300. Surveillance tapes will be sent to the police only if an incidence is filed in an official police report. Luke Rizzo moved

for Dave Forester to purchase the equipment for about \$300, Sharon Davis seconded. Members unanimously voted for the purchase.

PRHA Bylaws and Deed restrictions: The officers are developing a ballot to give to the attorney then circulate to members as proposed in the November 2013 meeting. General Discussion: The proposal to raise the cap on the homeowner's fee to \$150 might be opposed by some in the community. Officers stated that the current fees just barely cover expenses. There is not enough money if and when costs increase for some of the major expenditures including liability insurance and mowing of community property. Members agreed that sufficient explanation must be made to PR home owners before requesting to raise the cap. A discussion ensued about the amount of monies in the account. Martha Honey and Dave Forster explained the difference between the general maintenance fees paid by all homeowners and the separate fees paid by the pilots. Monies are within separate accounts under the PHROA bank account.

(The following is a review of the discussion held in the November 2013 meeting)

Review of the process for changing PRHA bylaws and deed restrictions:

Current bylaws allow bylaws changes with a vote of 50% of the homeowners +1. A change in deed restrictions requires a vote of 67% or more of the registered home owners. By law, voting for deed restrictions must be on paper and signatures in blue ink.

Suggestions for need changes:

- 1) Update bylaws to allow for electronic voting for bylaws changes. Rationale: It would allow for more participation in voting.
- 2) Modify term limits in the bylaws. Rationale: It is very difficult to get individuals to commit to 6 year terms. Consider changing to 3 year terms.
- 3) Modify deed restrictions to move the cap of \$75 per year maintenance fees to allow for a maximum cap of \$150 per year. If this change is voted in by over 67% of PRH, this bylaw still requires a formal vote in an official homeowner's meeting to actually raise fees. Rational: While costs have risen, the fees have not changed since PRHA was formed over 40 years ago.
- 4) Modify deed restrictions to allow for a properly constructed horse fence to be allowed in the front of on properties with horses. Rationale: Provide secure fencing for horses.

New business:

Members questioned the reason for survey flags on Pine and holes in front of Laura Ewings house on Pine. Jeff suggested it might be cable installation.

Meeting adjourned at 8 PM.

Minutes by Sally Durand, Secretary