

HOA Executive Session Minutes- 10/29/2021

Attendance

All board members present in person

- President- Doug Anderson
- Vice President- Daryl Moore
- Secretary- Christy Kearns
- Treasurer- Pamela Thompson
- Member at Large- Debra Brunton
- Member at Large- Wade Eppler
- Member at Large- Brandon Carlisle

Welcome

Set Board Membership

- Daryl Moore was voted to be put back in the position of Vice President since the other elected official was ineligible
- Upon reading over the by-laws the president noticed the board needed another member at large. The president nominated Brandon Carlisle and this was approved by the board.

Fast Parliamentary Run Down (discussion of Roberts Rules of Order

1. Based on order and fairness. Only one person may speak at a time and should be called on by the chair.
2. To discuss an issue not on the table, a motion and second must occur
3. Only board members can make a motion or second a motion except in an all member Annual Meeting, etc.
4. Board decided the Minutes will reflect who made a motion and who seconded or can state rather than keeping it anonymous
5. Reports do not need to be read in meeting, but generally require acceptance.
6. Discussion of a motion is controlled by the chair--usually by rotating between those who are for or against a motion.
7. The chair decides whether to allow discussion from the floor or only from board members. Usually allowing floor discussion is a good choice.

8. A call to vote may be through a motion and second by the board members after minimal discussion (at least both sides presenting major thoughts- back, forth, rebuttal). Chair can call a vote without a second but not without discussion.
9. No discussion is required in obvious decisions. Example- in a unanimous decision issue doesn't need to be discussed
10. Chair may not vote except to break a tie or cause a tie.
11. Chair may remain neutral in discussion, but if chair speaks for or against a motion, at least one person must be allowed to speak unless all have previously spoken.
12. Chair calls for vote format (voice, raising of hands, ballot).
13. Board member violating principles of rules with interruptions, etc. are normally warned by the chair. If inappropriate behavior continues, the chair can call for a vote to "censor." Censoring removes the offender from having further voice on an issue, but does not remove their vote. The Censor is simply the power of the majority stating, "We agree rules are being violated and insist it stop."
14. A board member may be removed by the majority through a motion that is seconded and voted on for refusal to honor a censor.
15. A non-board member may be censored in the above manner or ordered to leave a meeting by the chair with cause at any time except in an Annual Meeting which would require a traditional censor and vote of the body.
16. A board may move to Executive Session at the call of the chair or a motion and second that is voted on. Such a session is done in private and discussion is not recorded by the secretary. Decisions are recorded and must be made available to the body.
17. The board can appoint committee's made up of board or non-board members. Such committees report to the board and only have authority as directed by the board.

New Business

- Decision to put Daryl Moore on the account this was approved by board

Presidents Report

Below is my report for our monthly HOA meeting as President.

Since August, when you as a group asked me to serve as your President, I have spent a great deal of time hearing your requests and thoughts. I have lost count, but it very well could be over 50 comments. I asked you as members not to spare truth for gentleness. Below is attempt to list your concerns. Some are brutal and I appreciate your honesty.

- 1) A clear description of exactly what our HOA does
- 2) More communication.
- 3) Stronger reporting of assets and property. An effort to determine what happened to any missing property and an audit.
- 4) Protection of property values without being intrusive.
- 5) An effort to clean up some of the trash piles that have been dumped in the Ranches.
- 6) Present a solid unified voice on any issues that we need to work with the county on (roads, Commissioner Meetings, police, fire, Planning and Zoning).
- 7) More Community events.
- 8) Effort to develop "Neighbor Support Groups" for emergencies, etc.
- 9) "Neighborhood Watch" greatly expanded and organized.
- 10) Stickers identifying Ranch owners' vehicles for those owners who want to put them on their car
- 11) Signage specifying when people are entering the Ranches on roads not currently signed with clear statements that "Neighborhood Watch" is taken seriously.
- 12) More respectful board members who don't treat our money as theirs.
- 13) Accountability to an out of control board that is run by three or four ladies (some not on the board)
- 14) Better finance management including a requirement our dues be used and not just left in the bank.
- 14) No membership dues increase.

- 15) If equipment is missing, is someone taking cash as well? We need a new treasurer and detailed audit.
- 16) Can anything be done about our roads conditions?
- 17) Why can't I see anything coming from my dues?
- 18) Why did I have to pay for a membership event when I already pay dues?
- 19) I joined the HOA and never heard anything (receipt, etc).
- 20) Can fire protection be improved?
- 21) Why are our Ranch Fire Ban signs wrong usually? They mean nothing because they always claim a fire ban.
- 22) Please consider converting the HOA to a COOP. We are prepared to replace every member and do this.
- 23) Why are one or two places in the entire Ranches allowed to look so trashy-- especially on Juarez?

Now what all did I miss or what is really important to you on the above list?

I will admit that some of you hit us pretty hard. That is OK. We can take that and need to hear it even when we don't want to. I will provide you with working responses to each item raised. I cannot promise we can actually address everything listed and in some cases as a board we may not agree.

Next month's survey will focus on what we do well.

Doug Anderson

Discussion on complaints received

- Next meeting we will discuss a mission statement & by laws
- Need to make sure an audit is happening every year

- Brandon and Pam will do an investigation of past documents and the storage unit and try to find missing property and report back to the membership on what they find
- Reporting as an HOA when there are major issues with property cleanup not occurring
- Posting complaints on the website and how the HOA is working to fix them
- Discussion of ways to improve website (add by laws, mission statement, update the board members, click button to access HOA social media group, community support page) will discuss more at next meeting
- Pam will make sure car stickers get sent to new members- anyone that hasn't received one should contact her through email or text
- Discuss signage on the ranches at future meeting
- Will discuss at future meeting about membership due increase
- Discuss with roads & highway department about getting spots in the ranches fixed
- Discussed ways to better communicate with members- email, consolidate Facebook groups, new member letter, etc
- Don't use cash for membership dues. Card and check only so that it's in the books and no concern of missing money
- Have meeting with fire department about fire protection
- Fire ban status needs to be posted **accurately** on ranch signs, website, and Facebook group

Treasurers Report

See attachments

Membership Report

See attachments

Setting of future meetings

November 19, 2021 @ 5pm (Executive Session)

December 3, 2021 @ 5pm (Open Board Meeting) Coffee & Treats to be exchanged

Adjourn