

Roberts Ridge Subdivision Homeowners Association, Inc.		
Board of Directors MEETING MINUTES		
2020		
20Jan2020	Location – Randy’s	
Present: Joey Woodyard, John Laws, Bruce Young, David Storz and Randy Martin		Quorum
Absent:		Yes

Meeting Called to order at 6:30pm

1. Review and Approval of previous meeting minutes.
 - a. Minutes of the 14Nov2019 Board of Director’s Meeting were sent out for review via email on 14Jan2020. The minutes were approved via email on 15Jan2020.
2. Reports of Officers
 - a. Secretary (David Storz) provided updates on the following:
 - 1) Updated the Roster of Members. All 137 Lots had been sold by the Builders this past June2019.
 - 2) Balanced the Roster of Members with the Beacon website on 12Jan2020.
 - 3) Updated the Roster of Members with one less Email Opt-ins received due to a closing, with the current Lots purchased (137), puts the total Email Opt-Ins at 51 of 137 (37.2%).
 - 4) Responded to Members inquiries.
 - 5) Coordinated with the website developer to update the website with the Nov2019 BOD Mtg Minutes.
 - b. Treasurer (Bruce Young) provided updates on the following:
 - 1) Handled the correspondence with Title Agents processing closings.
 - 2) Provided an update of banking accounts.
 - 3) Provided an update of the Budget.
 - 4) Annual Audit of the 2019 Books of Account was completed on 18Jan2020, the 2018 Audit has been scheduled to be completed in the near future.
 - 5) Reported on 6Jan2020 that 6 more assessment dues had been received for a new total of 82 (59.9%). Joey had previously provided a report on 3Jan2020 that 76 assessment dues payments had been received (55.5%).
 - 6) Reported on 12Jan2020 that 17 more assessment dues had been received for a new total of 99 (72.3%).
 - 7) Reported on 14Jan2020 that 17 more assessment dues had been received for a new total of 116 (84.7%).
 - 8) Reported on 16Jan2020 that 2 more assessment dues had been received for a new total of 118 (86.1%).
 - 9) Completed work to report Contractor’s 1099 info to the Accountant. The Board approved payment for the invoice for the work.
 - c. Architectural Control (Randy Martin) provided updates on the following:
 - 1) Processed a few architectural improvement proposals, one regarding installation of Easy-Breeze Windows in a patio.

- d. Vice President (John Laws) provided updates on the following:
 - 1) Provided updates of the Roberts Ridge HOA contractor provider's performance and confirmed work performed of received invoices.
- e. President (Joey Woodyard) provided updates on the following:
 - 1) Reported placement of the fountain ballots onto the Gdrive.
 - 2) Provided a report on 3Jan2020 that 76 assessment dues payments had been received (55.5%).
3. Reports of committees:
 - 1) Nominating Committee – discussions of reaching out to the Members who are email opt-ins to request nominations.
 - 2) Architectural Committee – none.
4. Election of Officers – not applicable
5. Unfinished Business
 - a. Directors continuing work to finalize all contracts for regular maintenance and for proposed improvements in order to enter final costs into the 2020 Budget.
 - b. Discussed proposed neighborhood mailbox painting project. Discussed variations of proposal and costs. Discussed variations of ideas for managing in the current and future budgets. Board approved the neighborhood mailbox preservation project.
 - c. Finalize 2020 Budget.
 - d. Finalize nominations for Election of Directors.
 - e. Discuss topic to cover at the Annual Member Meeting.
6. New Business
 - a. Many thanks to Kenny Redman for volunteering his time and conducting the Audit of the Books of Account of 2019 records and scheduling to perform the audit of the 2018 records. The Board greatly appreciates the time and effort contributing to Roberts Ridge HOA from a Member of the HOA.
7. The next meeting will be at Bruce's house at 6:30pm on 17Feb2020.
8. Adjourned at 8:30pm.