

Lake Creek Ranchettes Homeowner's Association Meeting

Date: 11 October 2014

Call to Order: 3:55pm

Purpose: LCR HOA Quarterly Meeting & Picnic

Meeting called by: April Sitler

Attendees:

Board: April Sitler, Kathy Roberts

Property Mgmt & Residents: Toni Bradley (lot 47), Jaime Brown (lot 25), Charles Glover (lot 66), Nancy Griffen (lot 24), Rachel Holton (lot 37), Thomas Morant (lot 68), Beverly and James Neiman (lots 28-A, 30A, Kellie Otwell (lot 93), Marvin Roberts (lot 86), Neal Sitler (lot 55A), Jimmy & Alice Stanley (lot 55-B), Robert & Gwen Stevens (lot 67), Charles & Judy Ward (lot 82), James Zawadzki (lot 83), Aram & Charity Schwinn (lot 75).

Minutes

I: Call to Order

Meeting called to order at 3:55pm

II: Reading of Minutes

Previous meeting minutes were not read.

III: Open Membership Discussion

- Street signs and stop signs are missing or damaged at Omar and Presley Road. They need to be replaced.
- Residents were concerned about individuals/kids riding around on golf carts in the middle of the night. Papers are disappearing.
- If anyone knows of a babysitter in the neighborhood, please let Rachel Holton know.
- Nancy Griffin needs some trees taken down. She is looking for recommendations for contractors. They are not near power lines so CenterPoint would not assume responsibility. The Wards are as well. Perhaps a group discount could be negotiated.

IV: Business

- Financials read and approved.

- Budget for 2015 was proposed with a deficit of \$2590.40. Discussion about the budget included the potential raising of the annual assessments in order to keep the budget in the black each year. \$95 seems to be the point at which that could occur if all residents paid each year. That would be more than the 3% increase allowed and would require a majority vote. Residents were asked to consider for next year. Alternatives of using current bank funds or cashing in CD's was discussed but it would be difficult to get those funds replenished and have a reserve available for HOA use. Budget will stand as submitted for 2015 as legal fees of \$2400 may not be needed which only leaves an overage of about \$200.
- April discussed low turnout to meetings and suggested having only one or two meetings per year, April and October. A resident was concerned about not being informed on community items, however residents are not attending. It was suggested that a meeting site within the neighborhood on a weeknight may help with attendance and avoid the \$50 cost for the community center. Items raised for discussion was needing a location that may not be a private residence which makes some homeowners uneasy and how notification would occur if the location was not consistent.
- ICE-in case of emergency list was discussed. Offered to other residents who wanted to be involved. Nancy Griffen is interested.
- Neighborhood entrance sign was discussed. Everyone liked the idea. Examples of signs were distributed which consisted of a metal pole and individual metal signs hanging out to the left. Magnetic signs/decals could be ordered inexpensively. Additional metal sections and specific magnetic messages/announcements could easily be added/removed to notify residents of meetings, picnics, etc. If residents have any other ideas or want to submit any art work, they can send it to a board member. Appropriate approval will be gained from the county for easement placement at the front of the subdivision on Country Forest and Gable.
- Meeting was adjourned at 4:20pm.