Limestone Ranch Homeowners Association
Board Meeting Minutes – ***BOD Approved April 18, 2018***
March 22, 2018

I. HOMEOWNER'S FORUM

Gene: Rock placement still on BLC radar. Street Sweepers came on Monday (trash day) and had to reschedule. Border/Railroad ties needed to help keep gravel in at the play-scape. Speeding continues to be an issue and may have to be deferred to Constable.

- WW to Draft Notice to Residents

II. CALL TO ORDER

The meeting of the Board of Directors of the Limestone Ranch Homeowners Association was called to order at 7:23 pm. Board members in attendance included Tom Angotti, Greg Anderson, and Reid Cain. Erinn Corkins was present from Wildwood Management.

Success stories: Celebrate good neighbors!

- Garage Sale was very successful
- Big "Thank You" to Patty D. for her involvement in Fall Festival, Christmas Event, Welcoming Committee, Garage Sale and Spring Celebration – her Energy has been amazing
- BOD thanks Gene G. for attending meetings and sharing good feedback

III. APPROVAL OF MINUTES

February Minutes approved. Greg motioned and seconded by Reid. Motion carried without objection.

IV. FINANCIALS

February financials reviewed. Reid made a motion to approve. Seconded by Greg and the motion carried without objection. Variance Report included. Reserve contribution on target.

From January Report

- 2018 Annual Budget: $95.9K Income/ $77,899 Operating Expense/ $18,000 Reserve
- YTD Actual $16,542 Income- 17.2% of total Budget; $558 above YTD target
- YTD Actual $17,903.24 Operating Expense- 23% of YTD target; ($4,921.24) variance or above YTD target
- YTD Reserve Contribution $3000, on target
- Total Replacement Reserve Expenses YTD- $14.1K/ Budget $
    - $58.5K CAB Replacement Reserve/ $134.5K FCB MM/ CAB Operating at $12K or **$205K Total Assets**

Note that 75% of Annual Budget for Property Liability/D&O Insurance premium paid in February causing an off-set to the Budget of approximately $6K

Delinquency Report

- Improvement over January- **$2,198** total with $0 Current; $1,748 - 30 days; $0 - 60 days; $450 - 90 days out

Violations – 3rd Wednesday drive through

- Number & Nature of Violations – no concerns at this time
- Any additional feedback or input – new Wildwood compliance director

V. MANAGEMENT REPORT

February Property Management Report reviewed.

- 4 Violation Notices sent after February Drive
- 1 ACC request approved

VI. COMMITTEE REPORTS

Social Committee:

Welcome Baskets: WW process defined. Patty, Mari, Courtney Confirmed as Committee members will brainstorm and move forward for new residents with good information and new process

Spring Celebration: 4k Budget – BLC to put down ant killer and service park Friday before event re-scheduled 3/24 at 4:00 pm
Dinner and Two Egg Hunts planned

VII. OLD BUSINESS

- BLC has not reset the rock. Timeline confirmed for a full crew service, need more than 2 men
- Vaquero/Waste Connection Rate Adjustment – error on some statements TA sent email to LSR
  - 3 yr Contract – April 1, 2017 – April 30, 2020
  - $63 plus tax per quarter – adjusted annually based on CPI
  - Starting April 2018 quarterly rate is $64.39 per quarter
- Longhorn Lot Maintenance – Timeline for asphalt transition at front gates – last week of March
- Deer Removal – Cost was $300 plus tax
- Update on options for front gate keypad – internet needed for camera?
- Update/Strategy for Back Exit
  - HOA survey completed – 121 for, 3 opposed
  - Updated pricing on gate(s) – Reid C./ $28k
  - Electric- $8k
  - Security- $TBD Board discussed amount
  - Completed – Surveys need to be completed with easements for the gates and controllers
  - Completed – Survey to include the common area, Lot 50, to include the concrete apron currently shown on Lot 51. Lot 51 survey to subtraction of the concrete apron ($2,300 paid to Lot 51 homeowner). No changes to Lot 49 regarding the property lines.
  - Electrical work – CPS inspected work and will pull wire and set meter in next two weeks
  - Final surveys completed and filed / Steve T. and Ricardo N. / Lot 50 LSR HOA

VIII. NEW BUSINESS

- Security cameras – Front and back gates – Mari H. offered assistance with bid from LAW Security
- Electrical to pavilion – Big State
- Spring cleaning/ Dumpster – 4/13
  - Reid to meet Vaquero regarding bulk pick up, scheduled 4/13-4/16
  - Locations on Woodland Trace and Autumn Terrace cul-de-sac
- Spring Celebration – 3/24

IX. SCHEDULE NEXT MEETING

Wednesday, April 18 – Reid's home

X. ADJOURNMENT

Board meeting adjourned at 8:20 pm

Respectfully Submitted by:
Erinn Corkins, Community Manager for Limestone Ranch HOA