

RIVER RANCH PROPERTY ASSOCIATION, INC.

BOARD OF DIRECTORS MEETING

October 21, 2023

Meeting called to order by Jerry Bush at 9:05 am

**\*\*Roll Call taken with Jerry Bush, David Tyer, Stephanie Topa, Kevin Leiby, Linda Carrick, Jarret Whitehead, Jamie Stone, Stephen Johnston, Steve Johnson, Phillip Plemmons, Trevor Collins, Cliff Goodrich, Catherine Kreaser, Donald Sparks, Kevin Moran, Shane Bradley. Sandy Edwards, Mark Alward, Eugne Heagney and Josh Hutchenson were not present.**

Stephanie Topa led the invocation.

Jerry Bush led the pledge to the flag

Guest Issues:

Addresses member that tried to sneak girlfriend in the night before – he explained he didn't know it wasn't a guest weekend and made the stupid decision to try to sneak her in. They drove back to Miami that night dropped the girlfriend off and returned in time to come to the meeting to address the issue. Stephanie explained the reasons we have the guest rules and the board gave him several options on brining his girlfriend in legally.

Secretary Report:

None.

Treasurer/Budget Reports: Stephanie Topa presented the following:

-There was a lien put on RR property because of equipment that was rented by a member and delivered to the front gate. Once the member paid his bill the lien was released. Board decide to change the equipment sheet to reflect rental equipment is not associated with our address.

-Noticed for the first time we spent more on gas than diesel

-Copier in the guest trailer had to be replaced approx. \$3,000

Gate Report:

-Reported that Jamal with Huntington Bay has been selling property but not filing the deeds, so members are not able to renew because they do not actually have property. The board agreed to no longer accept purchase agreements from Huntington Bay.

-Member requested a refund – his girlfriend now has a different address – he wanted a refund on his family pass it was agreed upon that he would allowed no further family passes. The girlfriend is on hos .31 deed however only one person can be a member on a .31.

Committees:

a. Wildlife/Turkey – Ready for Muzzle loader, feeders are full

- b. Quail – there will be releases 1<sup>st</sup> – Nov 11<sup>th</sup>, second Dec 6. He will be having back surgery on Nov 14<sup>th</sup> but has a crew that is going to take care of the release for him.
- c. ATV/Green Team – There will be a cleanup ride on December 9th.
- d. Fishpond – Pond has been cleaned out some and is being fished regularly by a resident.
- e. Conservation – Phillip Plemmons – Food plots are doing well
- f. Activity – Christmas Party will be scheduled in December, the same day as the board meeting.
- g. Website – There has been some confusion about why we don't sell property. – Board agreed we should not give opinions about who they should buy from.

**New Business:**

**Old Business:**

**Open Floor Discussion:**

Member asked to bring in a food trailer to play pen it is personal not a business. (I did not get his name – Kevin knows him).

**Bylaws :**

Concern presented that the north side owners will not be able to be members after the grandfathered in date 12/31/2023.

Concern that the articles should represent all River Ranch Property

Opposing concern that they are hoarding property on the north side effectively doing the same to south side members.

Motion made by Stephen Johnston to accept the bylaws and re-address next year.

Went to a vote five yes and five no went to Jerry as a tie breaker with a yes

Meeting again adjourned at 10:23 am - motion given by Jerry Bush and seconded by Josh Hutcheson