

Rutherford West HOA – Minutes
Monday, February 19, 2024 ~ 6:30 PM
1539 Nature View Loop

Board of Directors Meeting Minutes

- I. Call to Order / Establish Quorum:** The meeting was called to order at 6:41 PM. A majority of Board members were present meeting quorum.

- II. Association Business**
 - a.** 2024 Budget – The Board discussed the 2024 budget and repairs of the front area are high priority.
 - b.** Front Landscaping – Board discussed this as high priority, since it is the only common area and only area the HOA should be responsible for maintaining.
 - c.** Previous \$30,000 landscaping charge – The Board questioned its validity and is working with the new management company for comparable quotes.
 - d.** Missing Associa Items – The Board discussed missing items from Associa and the possibility that they may not have the items.
 - e.** ARC Process – The Board discussed needing guidance with the new process for the ARC now that a new management company has started.
 - f.** 2/20/2024 Call – The Board confirmed the call on 2/20/2024 to discuss these items with the new management company.

- III. Adjournment –** The Board unanimously adjourned the Board meeting at 8:04 PM.

This last meeting started at 6:41 PM and ended at 8:04 PM and it was at my house, 1539 Nature View Loop.

Our meetings almost always start around 6:30 PM and end between 8:00 - 8:30 PM.

2/19/2024: We discussed what we want to address first as a board.

~The 2024 budget and landscaping and repairs of the front area are top priority.

~The \$30K landscaping charge that we question its validity (Ken assisting us to get bids to see if the work done is comparable to that charge)

~Front area is the only common area within our community and therefore that is all the HOA should be responsible for maintaining

~BOD elections

~What items are still missing from Associa or do they even have what CSA is requesting?

~ARC needs guidance with the process now that CSA has taken over

~Phone call with Ken on 2/20

Items listed are what we discussed on that call

12/07/2023: This is the evening we met with CSA and other replacement management companies. We did vote that night with a unanimous consensus in favor of CSA.

11/13/2023:

- ~Fire Associa after several complaints from homeowners and the BOD
- ~Research and contact other companies
- ~Sean Muncy had a recommendation

9/18/2023: This meeting was held on Zoom and I do not have any notes I am able to locate but from our agenda...

- ~FB post to update the community on BOD actions
- TX Dot
- Halloween
- Event/Social Committee
- Newsletter
- Neighborhood garage sale
- ~Fianances and Tom looking into that
- ~ARC needs to replace a member
- ~Trash Service
- ~Violations/delinquencies/fines/inspections
- ~FIRES/burning

8/08/2023: Met with TXDot regarding the concerns when turning out of the neighborhood onto 967. Willie, Adam and Jerry from TXDot, Aaron, Heather and Art attended.

6/14/2023:

- ~What can be done to make the turn out of the neighborhood from Brangus to 967 safer?
- ~Home on Brangus far in arrears
- ~Obtain details for landscaping charges
- ~Get trash/disposal bids or information from Recon
- ~Posted bylaws on our neighborhood Facebook page
- ~Compalints regarding signs mostly political
- ~Should we set-up a website and or HOA BOD specific email address?

5/17/2023: Our initial meeting was more like a meet and greet.

- ~Chose board positions
- President - Art (2)
- Vice President - Devin (3)
- Secretary - Heather (2)
- Treasurer - Tom (1)
- At-Large - Aaron (1)
- ~ARC committee and event committee
- ~Options to make the turn out of the neighborhood onto 967 safer