Range Rider Homeowner’s Association, Inc.

Annual Meeting (via Zoom)

October 12, 2021

At 7:00 P.M. Councilman Clayton Perry joined the meeting remotely to talk about local issues with RRHOA members. Items discussed included how the city council is spending ever increasing property taxes. He urged members to contact not only the city council, but also the mayor to discuss property tax reduction, the upcoming bond issue and aging infrastructure.

Following Councilman Perry’s presentation, a quorum was established, and the meeting was called to order by President Mike Costello at 7:20 P.M.

Agenda was approved unanimously.

2020 Annual Meeting minutes: Poll shows unanimous approval.

Audit Committee:

Joy Lozano reported the financial status of the association for the period of October 2020 – September 2021 is satisfactory, and it does comply with the guidelines applicable to small HOAs. The committee reviewed monthly bank statements from Chase Bank beginning in January of 2021 through September of 2021, examining the overall flow of funds into and out of the RRHOA accounts. The committee also reviewed financial reports produced by the treasurer using software called Money Minder which tracks and reports financial data entered manually allowing the committee to electronically reconcile financial date entered against the monthly bank statements which quickly highlight any discrepancies. The Audit Committee determined the overall health of the finances is good. The committee did an appraisal of the 2022 proposed budget and determined it is in alignment with the HOAs projected income and expenditures for 2022.

Financial Report:

Financial statement through September 2021 was discussed, including bank fees for electronic transfers and purchase of Money Minder software. Expenses included post office box rental fees, holiday awards and postage.

Proposed Budget for 2022:

Budget of $8500 was discussed. No questions from the members.

Proposed budget was approved unanimously

Election of Board of Directors:

Nomination Committee nominated Joseph Martinez, with no nominations from the floor.

Joseph Martinez was elected unanimously.

Committee Volunteers:

Volunteers are needed on the ACC, Audit, and hospitality Committees.

An explanation on the duties of each committee will be sent out to members. A member brought up asking local Boy Scout troops to help with flags.

Member Question: If a vote has a total less than the quorum, do we still have a quorum?

Answer: Yes, because the quorum was established to start the meeting. The votes cast do not represent all the members present. Ones not voting are abstentions.

Old Business:

Insurance for outdoor events: If we have vendors or outside people, they must provide their own insurance.

Speed limits are established by the state.

New Business:

New HOA laws that affect RRHOA:

No board members, family or household members are permitted to be on the ACC committee.

The board quarterly meetings require members be notified six days before a meeting instead of three.

Member questions/comments:

Member requested a speed sign to show how fast you are driving. President asked

member to meet with him and contact police and our SAFFE officer.

How do we learn of local community projects?

Answer: Directed member to Councilman Perry and/or website.

Discussion on disputing Property valuation and taxes.

Reminder from member that walking in the street is illegal and dangerous. Bikes can’t be ridden on the sidewalk.

Motion to adjourn, seconded. Passed unanimously

Meeting adjourned at 8:18







