

**The Ranches of Rock Creek HOA Annual Meeting Minutes  
September 10, 2024 at 5:00pm**

Please join the Zoom Meeting from your computer, tablet or smartphone.

<https://us06web.zoom.us/j/87869885146?pwd=rvVaqcatYYazUYaptsSm47kQqjs9ZC.1>

Meeting ID: 878 6988 5146 Passcode: 692745

You can also dial in using your phone.

[346-248-7799](tel:346-248-7799)

**In attendance:**

William Murphy Webster III- **Board Director**

Carolyn McDowell- **Board Director**

Tom Gulch- **Board Director**

Dawn Kelly- **Property Management Group**

**Residents:**

1<sup>st</sup> meeting called to order at 5:00pm. Voting quorum of 30% was not met. 1<sup>st</sup> meeting adjourned at 5:06pm. 2<sup>nd</sup> meeting called to order at 5:07pm. Voting quorum of 20% was met to conduct the 2<sup>nd</sup> meeting.

**Board Introductions/Notice of Quorum:**

- Board introductions were made for board meeting minutes' purposes and PMG stated that board quorum was met to conduct the annual meeting.

**Nominee Introductions:**

- PMG received the following nominees for board positions before the annual meeting: Thomas Gulch, Jack Frankenhauser, and Nathaniel Long. Each member introduced themselves to the community members present

**New Business:**

- *2025 Budget Review & Approval*- PMG stated that there is not any assessment change, touching on each expense category. Tom Gulch motioned to approve the 2025 budget as presented, William Murphy seconded the motion. Motion passes.

- ***Community Updates-*** Board discussed sign opportunities on hold due to easement requirements needed by lot owners affected for placement. Board members discussed mowing the easement along all roadways to clean up the look and also save on potential road repair costs. PMG stated cost is 1500-2000 per mow. Board will review possible continued scheduling of easement mowing and frequency of current mailbox and entrance mowing.

### **Election Results:**

- PMG stated that Thomas Gulch, Nathaniel Long, and Jack Frankenhauser were elected as board members for a one-year board term.

### **Resident Q&A:**

- ***Carolyn McDowell-*** Ms. McDowell inquired on the current actions for mowing of private lots not being maintained. PMG stated we have a bid for the easement mowing for the board to review and approve and we can schedule. We currently have a local company mowing the mailbox areas and entrance areas approximately one time per month/ as needed. The board can opt to increase this mowing frequency.
- ***Jack Frankenhauser-*** Mr. Frankenhauser had the following below comments:
  1. There are rams loose along PR 190 that came from a neighboring ranch.

Meeting adjourned at 5:51pm