

Royal Pines Country Club Estates
Homeowners Association Monthly Meeting

April 11, 2019

With a quorum present, President Mike Bars called to order the monthly meeting of the Royal Pines Homeowners Association at 5:30PM.

Board Members Present

Mike Bars, President

Bob Keisling, Vice President

Nancy Howard, Treasurer

John Brooks, Secretary

Gwen Taylor, Director at Large

Barbara Jodoin, Director at Large

John Gallagher, Director at Large

The President greeted all Board Members present and welcomed all in attendance. He expressed his excitement concerning the future of the HOA as well as working with all of the new Board Members in the betterment of our community. The President distributed a Code of Conduct for all Board Members and ask that each member represent our community in all that we do. He addressed that there is hard work to do ahead and his personal desire to improve membership.

Presidents Report

The President stated a need for the previous minutes that have not yet been provided to the Board. The Annual meeting of the RPHOA and subsequent minutes are needed for the Treasurer and President in order to execute their responsibilities. The President stated he would personally call the previous Secretary upon her return from vacation.

Treasurer's Report

The Treasurer stated the need for the March financial statement (profit and loss sheet) and that she would get with the previous President in order to secure those documents. She addressed the post office box renewal and a \$6 fee to replace a key to the PO Box. The Treasurer agreed to manage the HOA membership roster and acknowledged the need to reach out to insurance agents concerning position changes within the Board. Per the President's suggestion, a discussion was held concerning who can sign documents on behalf of the Board. A motion was made by Barbara Jodoin that the President and Treasurer both be authorized to sign checks on behalf of RPHOA and the motion was seconded by Gwen Taylor.

New Business

A discussion was held concerning a procedure for Members of RPHOA and or the community to address the Board. Suggestions were to have a link on the website where homeowners and members could address concerns to the Board and those concerns be forwarded to the President for discussion at the next Board Meeting. An entry in the Newsletter was suggested explaining the process. The current protocol of allowing members/homeowners/or community members to address the Board at the end of the Board Meeting will remain. Board will conduct

its monthly meeting and then open the floor to anyone present who desires to address the Board.

A suggestion was made that a sign be erected at the entrance of Royal Pines Blvd stating "A covenant restricted community". This would be installed to assist in getting the message out that Royal Pines Country Club Estates has covenants. Bob Keisling will provide a quote for the sign at the next meeting.

The Board discussed the outdated appearance of the existing website and a discussion was held to update those photos, contact information, and overall content in an effort to increase our marketability. Suggestions were made to establish a new FaceBook page and that information on both accounts reflect community events, board meetings, dues and benefits, etc. This discussion touched on the President's agenda items concerning future working committees. Examples of committees that may be established in the future for the betterment of the community are:

Membership and Marketing
ARB
Maintenance
Government Liaison
Finance & Community Value
Community Events

A date was set for a meeting to define these committees' responsibilities and roles. Date of the meeting is April 25, 2019 at 5:30PM at The Tavern. Every effort will be made to solicit community members for roles on these committees.

ARB

Bob Keisling informed the Board that he had a new volunteer who has agreed to assist the ARB. He feels confident that she will be a strong addition and looks forward to working with her. He reported that 4 tree removals and 1 fence request were approved. He reported all fliers have been distributed for the upcoming Yard Sale and a brief discussion was held concerning the shed/garage that has been erected at 103 Wade Hampton Drive. A lengthy discussion was had about changing the HOA covenants and ARB guidelines. This topic will be discussed at a future Board Meeting after we have had legal interpretation of the existing procedures to change the existing covenants.

The President opened the floor for questions, there being none, he moved to close the meeting. A motion was made by John Gallagher and seconded by Gwen Taylor and the meeting was adjourned at 7:00PM.

Respectfully Submitted by John Brooks

Approved by the President