

McPherson Ranch Homeowners Association
Quarterly Meeting

Neighborhood Management, Inc.
5421 Basswood Blvd, Suite 710
Fort Worth, TX 76137

June 29, 2021 at 6:30 pm.

The McPherson Ranch Homeowner's Association held their quarterly meeting at the office of Neighborhood Management, Inc. as well as via Zoom!

Board members in attendance: Michael Johnson, Cliff Sheldon, Catherine Casey, Jim Fowler, and Brian Anderson
NMI (Neighborhood Management Inc.) Representative: Angela Spikes

A. Call to order

1. Meeting called to order at 6:32 pm. by Michael Johnson, President

B. Board Introductions and Review of Agenda.

C. Approval of Minutes from Budget Meeting.

1. Michael Johnson – 1st motion, Brian Anderson – 2nd motion
2. Minutes Approved unanimously

D. Financial Report – Given by Jim Fowler

E. New Business –

1. **Reserve Study** – Criterion is the company the board has chosen to perform the study.

2. **Pool** –

Shrubs – Have been cut back along the fence to improve security.

Closet Doors – Installer repaired the lock on one of the steel doors that wasn't working.

Motion Sensor Lights – Have been installed and working to improve security.

Keypad – The keypad was vandalized and broken. Five Star Pools got a locksmith out same day and it has been repaired.

Camera System – Angela has been working to find vendors to match Stuart Burkhart's bid for cameras with the same specifications but having trouble. Board discussed and it was unanimously decided to table for now.

Barefoot Monitors – Pool Committee reported the monitors are inconsistent in enforcing rules. Angela to get details to the guards through management for better consistency.

Chemical Testing/Chlorine Levels – Barefoot using a different type testing than Five Star Pool. Barefoot's is not as accurate.

Five Star Pool – Contract is up in August. Angela will be getting competitive bids at renewal.

Pool Keys – Corporate office is issuing the keys, but because of the type of system, Angela cannot check on the status of a resident's key request. She obtained a batch

of preauthorized keys to give out if a resident is having to wait beyond the normal wait time.

3. **Roof Installs** – Due to the hailstorm in the spring of this year, some roofs were replaced without getting approval. We now have a few noncompliant roofs. Michael to coordinate a meeting with Angela to discuss how to move forward with these homes. Angela to inform the residents of the compliant requirements to eliminate any further confusion.
4. **Social Committee** – Michelle Whitman has agreed to organize social events throughout the remainder of the year to include weekly food trucks during the summer. A survey was performed in the community. Over 100 responses came back and the overall result was very positive. The committee is working on a fall and holiday schedule as well.

Events – The social events will be listed on the McPherson Ranch HOA – Fort Worth, TX, Facebook page by the social committee chairman. They will also be crossed promoted on the McPherson Ranch HOA Website.

5. **Social Media** – Facebook is NOT an official forum for board communication. All official Board related communication is handled via email and mail. Handbooks, Guidelines, Forms, Bylaws and Minutes are also listed on the website.

F. **Questions and Answers.**

G. **Adjournment – 8:26 pm.**

H. **Executive Session**

Called to order at 8:32 pm by Michael Johnson

Collections – The board collection delinquencies, CCR violations and ACC committee needs.

I. **Adjournment – 8:57 pm.**