

McPherson Ranch Homeowners Association

Special Meeting via Zoom August 30, 2021 at 12pm.

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

Meeting called to order: 08.30.21 at 12pm

Special Meeting Topic: Approval of various policies brought about by the recent changes to the Texas Property Code following the 87th Legislative Session

The Board discussed the various policies brought about by the recent changes to the Texas Property Code following the 87th Legislative Session. The HOA attorney drafted those necessary for Board Approval:

Security Measures: These Guidelines are promulgated pursuant to Section 202.023 of the Texas Property Code and outline the restrictions applicable to the construction or installation of security measures, including but not limited to a security camera, motion detector, or perimeter fence, by owners.

Religious Items: These Guidelines are promulgated pursuant to Section 202.018 of the Texas Property Code and outline the restrictions applicable to religious displays in order to permit them while also striving to maintain an aesthetically harmonious and peaceful neighborhood for all neighbors to enjoy.

Pool Enclosures: A "*Swimming Pool Enclosure*," as used in the policy shall mean and refer to a fence that surrounds a water feature, including a swimming pool or a spa, installed as a safety measure to prevent accidental drownings of children.

Soliciting Bids: This policy shall apply to service contracts in excess of \$50,000 ("*Qualifying Contracts*"). Contracts entered into by the Association which are not Qualifying Contracts are exempt from the criteria set forth in the policy except as otherwise provided by law. The scope of any request for proposal shall be determined by the Board.

Hearing Addendum to Enforcement Policy: In order to comply with the procedures set forth in Chapter 209 of the Texas Property Code, this policy details the procedures and practices that are established and adopted as an Addendum to the Enforcement Policy

ARA Decision – Appeal to the Board: These Procedures outline and set forth the owner's opportunity to request a hearing after receipt of the architectural review authority's decision to deny an architectural application to the Board of Directors

ARA Composition: This instrument outlines and describes how the architectural review authority or body (the "*Architectural Review Authority*") of Rolling Meadows of Fort Worth Homeowners Association, Inc. ("*Association*") may be constituted.

Cliff Sheldon motioned to approve the policies as written by the HOA attorney. Michael seconded the motion. Motion carried and policies were approved. Documents will be filed and recorded with the county then made available to residents of the association.

Meeting adjourned at 12:15pm.