

McPherson Ranch Homeowners Association  
Quarterly Meeting

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

September 28, 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 6:34 by President, Michael Johnson.

B. **Board Introductions and Review of Agenda**

C. **Approval of Minutes from June 29, 2021 and August 30, 2021 Meetings**

1. Brian Anderson – Motion to approve, Catherine Casey – 2<sup>nd</sup> motion
2. Minutes approved unanimously.

D. **Financial Report** – Given by Jim Fowler

E. **New Business**

1. **Reserve Study** – The initial 50% payment has been issued to get the study started.
2. **Budget Preparation** - The reserve study should be completed prior to the board completing the 2022 budget so any financial allocation decisions from the study can be addressed.
3. **Annual Meeting** – The meeting will be held at Kay Granger Elementary on Tuesday, Oct. 26th. It will be held in person as well as via Zoom. Floor nominations will be accepted. Electronic ballots will only be available in advance, prior to the meeting. If there are any floor nominations, override ballots will be available the night of the meeting and will be accepted in person as well as for those joining by Zoom.
4. **Flags** –
  - A. The board discussed the landscaping changes that have covered up the holes in the front for the flags. Angela to get with landscaper to ensure we have 4 holes in the front. The holes along the bridges are still there and marked via paint.
  - B. The HOA is short on flags due to theft. Resident, David Brock offered to donate the number of flags in need, other materials needed for mounting as well as assembly.
  - C. To date the board members have shared the responsibility of putting out the flags at each holiday. The board will consider looking at the cost of a service as well as if any residents would like to form a flag committee to be responsible for displaying the flags on the appropriate holidays.
5. **Holiday Décor** – Angela cannot get any bids for holiday décor within our budgeted amount. The bows the vendor used last year turned orange within about a week. While this vendor is still the most reasonable in cost, Angela to ask if what the charge would be to upgrade the bows. The board will consider increasing the holiday décor budget for 2022.

6. **Social Media VS HOA** – The HOA does not have a representation or voice on the Facebook groups as it they are not an official forum of communication. Board members are not to post anything on social media related to the HOA unless it has been fully approved by all board members. Official forums of communication for the HOA are the NMI Web portal, Emails from NMI Manager, Angela Spikes, and the McPherson Ranch HOA website.
7. **Social Events/Contests** – The HOA will sponsor the yearly Halloween and Christmas decorating contests. Vendors are donating gift cards for the winners.

F. **Questions and Answers**

G. **Adjournment – 8:10 pm.**

H. **Executive Session**

Called to order at 8:15 pm by Michael Johnson

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

I. **Adjournment – 8.57 pm.**