

McPherson Ranch HOA Board of Directors May Meeting
Thursday, August 16, 2018 at 6:30 p.m.
9500 Ray White, Suite 200 Fort Worth, TX 76244

The McPherson Ranch Homeowner's Association met on August 16, 2018 at 9500 Ray White, Suite 200, Fort Worth, TX 76244
Board members in attendance: Catherine Casey, Nelsie Austin, Cliff Sheldon and Alex Romero
NMI (Neighborhood Management Inc.) Representatives: Kelly Stafford

A. Call to order and Establishment of Quorum

1. Meeting called to order at 6:31p.m. by Alex Romero

B. Approval of Minutes from the July 24, 2018 meeting

1. Minutes were approved unanimously by email prior to meeting.

C. Meeting Rules and Conduct

D. Financials – FSR (First Service Residential)

1. Financials from FSR reviewed. CFO from NMI will be auditing financials from FSR. NMI will produce the financials for September, 2018.

E. Old Business

1. All files have been sent to new attorney, Henry, Oddo, Austin and Fletcher.
2. Collection Policy needs to be updated. Once new policy in place, NMI will start formal collections.
3. Landscape Company Change – Board unanimously agree to change from Briteview to Image Landscape Management. Kelly Stafford signed Image Landscape Management Contract and services will start 9-1-18.
4. Irrigation Bids – Board reviewed bids by Image Landscape Management.
 - a. Motion to approve – Cliff Sheldon
 - b. Motion was seconded – Catherine Casey
 - c. Motion was approved. Kelly Stafford signed authorization for Image to complete the work.
5. Tree on Keller Haslet was split and in need of removal. Work to be done by Image was previously approved by Kelly Stafford and Alex Romero for \$295.00.

F. New Business

1. Newsletter and Ads – Board discussed discontinuing newsletter and selling of advertisements and utilize the HOA website instead as an ongoing source for updated community information.
 - a. Motion to approve – Catherine Casey
 - b. Motion was seconded – Nelsie Austin
 - c. Motion was approved.
2. Website Update – Board reviewed the community update written by Nelsie Austin to be uploaded on the HOA website.
3. ACC Committee Update – new documentation is being produced that will allow 8' fences, bigger sheds, driveway extensions and updated paint colors.
4. New pool furniture options was discussed for next season and NMI will obtain bids.

G. Question and Answers

1. Homeowners present inquired if Image Landscape Management will inspect the entire irrigation system. Kelly Stafford noted that has been completed.
2. Homeowners present inquired if there are any openings on committees. Current openings include ACC and Social Committees.

3. Further pool furniture options were discussed.

H. Next Meeting

1. Next Board of Directors meeting is set for Thursday, September 27, 2018 at 6:30 p.m.

I. Adjournment 8:27 PM

1. Motion to Adjourn – Catherine Casey
2. Motion was seconded – Alex Romero
3. Meeting adjourned.

J. Executive Session

1. Board reviewed homeowner's request by account # 131502290 to waive half of the late fees and interest charges on his account due to extenuating circumstances.
 - a. Motion to approve – Cliff Sheldon
 - b. Motion was seconded – Nelsie Austin
 - c. Motion was approved.
2. Board discussed invoice from Pulman, Cappuccio and Pullen, LLP in regards to an outstanding balance regarding the sale of home . FSR did not originally pay the bill and it was charged back to the homeowner. Board unanimously agreed to go back to FSR and have them pay the bill and remove charge from previous homeowner's account.

F. Adjournment 8:52 PM

1. Motion to Adjourn – Nelsie Austin
2. Motion was seconded – Alex Romero
3. Meeting adjourned.