

**McPherson Ranch HOA Board of Directors July Meeting**  
**July 9, 2019 at 6pm**  
**9500 Ray White, Suite 200 Fort Worth, TX 76244**

The McPherson Ranch Homeowners Association met on July 9th, 2019 at 9500 Ray White, Suite 200 Fort Worth, TX 76244. Board Members in Attendance were Alex Romero, Catherine Casey, Clifford Sheldon, and Josh Brown NMI (Neighborhood Management Inc) Representatives: Kelly Stafford and Trever Chadwick.

- I. Call to Order and establishment of Quorum**
  - A. Meeting called to order at 6:05p.m. by Kelly Stafford
- II. Approval of Minutes from the May 22, 2019 meeting**
  - A. Motion was made to approve minutes. Approved
- III. Meeting Rules and Conduct**
- IV. Financials - May**
  - A. May financials were reviewed
- V. Old Business**
  - A. Social committee Update was provided by Kristy Aranda
    - 1. Several possible events were discussed
      - a) Summer Block Party
      - b) Fall Bazaar - Craft Table Event
      - c) October Movie in the Park
        - (1) Fun Flicks \$349 + \$20, + cost of generator
      - d) Storytime with Santa in The Park
      - e) August - Back To School bash at the pool
        - (1) Sponsored by RKG
        - (2) DJ
        - (3) Kona Ice / Icecream Truck
      - f) Food drive
    - 2. It was moved by Josh Brown and Seconded by Clifford Sheldon that we approve the Back to School Bash - Motion approved
  - B. Reviewed bids for bridge/wall repair. Discussed additional repairs that were needed to the walls.
    - 1. Moved by Josh Brown and Seconded by Alex Romero that we accept the bid at \$119,754.21 as long as RKG agrees to include additional repairs as needed. Motion carried. Also approved was a "Management fee" of 7%, totaling \$8,382 to cover NMI's expenses in managing the project.
  - C. Landscape Improvements
    - 1. Reviewed bid by Image Landscaping for adding fall color to the entrances
      - a) Moved to approve by Catherine Casey, Seconded by Josh Brown, Motion carried
  - D. Pool Security / key cards
  - E. Website article from board members
  - F. No Motorized Vehicle Signs/Catch and Release
    - 1. Signs were ordered, Alex mentioned purchasing poles
  - G. Yard of the month - RKG to Sponsor, neighbors to nominate
    - 1. Trevor to send eblast the following week seeking nominations
- VI. New Business**
  - A. Flags for Labor Day - Josh will put out, Cliff will Pick up
  - B. Insurance renewal
  - C. Land Purchase from City of FTW was discussed

1. Board members had some questions that Kelly was going to present back to the city
- D. Open Board Position

1. Trevor to send eblast next week seeking nominations

**VII. Questions and Answers**

- A. Homeowner complimented the new pool furniture that had been purchased by the HOA
- B. Homeowner issued a complaint about the pool being dirty and the need for repair around the coping. Said she would take photos and send them to Kelly

**VIII. Adjourn Meeting - Move to Executive Session**

- A. Motion to Adjourn by Clifford Sheldon
- B. Second by Josh Brown
- C. Meeting Adjourned

**IX. Executive Session**

- A. Homeowner collections and violations
  1. Board approved various actions for next steps on collections and held off on others.
- B. Homeowner CCR Violations
  1. Reviewed Report

**X. Adjournment**

- A. Motion to Adjourn -
- B. Seconded -
- C. Meeting Adjourned