

RIVER RANCH RV OWNERS ASSOCIATION
30529 RIVER RANCH BLVD.
RIVER RANCH, FL 33867
(863) 692-1116 FAX (863) 692-9707

**BOARD OF DIRECTORS MEETING
SATURDAY, June 6, 2020 10:00 AM**

Minutes

I. PLEDGE OF ALLEGIANCE/CALL TO ORDER

- a. The Pledge of Allegiance was led by Bob Irish.
- b. Meeting was called to order at 10:08AM.
- c. Roll Call of Directors – Bob Irish, Ken Fisher, Mike Angelica, Tony Groza, Andy Powell, Ed Stirmers, Rhonda Curtis, all Present

II. APPROVAL OF MINUTES FROM MAY 23, 2020

- a. Ken Fisher motioned to approve Minutes, seconded by Mike Angelica.

Ayes 7 Nays 0 - Motion carried.

III. TREASURER'S REPORT

- a. Mike Angelica read the Treasurer's Report dated June 6, 2020, prepared by Arline Peddle, Accounting.
- b. Ken Fisher motioned to accept the Treasurer's Report, seconded by Bob Irish.

Ayes 7 Nays 0 - Motion carried.

- c. Mike Angelica went through the January-April 2020 HOA & LLC Expenditures: River Ranch Working Budget, line item by line item with discussions held as warranted. Some changes will be made to fine tune this spreadsheet, going forward.

IV. COMMITTEE REPORTS

- a. The committee reports for all committees (as available) was presented by Eric Suesz, LCAM:
 1. LLC Committee
 2. Rules Committee
 3. Corner Common Lot Sales Committee
 4. Budget Committee
 5. ARC Committee

6. Fines Committee
7. Activities Committee

V. MANAGER'S REPORT

- a. Eric Suesz presented the Manager's Report.

VI. OLD BUSINESS

- a. Andy Powell presented Roads update.
- b. Ken Fisher presented Cell Tower update.
- c. Election of Secretary, Officer Position.
 1. Ken Fisher motioned to nominate Rhonda Curtis as Secretary, seconded by Bob Irish.

Ayes 7 Nays 0 - Motion carried.

- d. LLC Committee Consideration of Appointment of LLC Committee Vacancy.
 1. Ken Fisher motioned to nominate Van Moore to fill LLC vacancy, seconded by Rhonda Curtis.
 2. Tony Groza motioned to nominate John Grassano to fill LLC vacancy, seconded by Ed Stirmer.

Vote on VI d. 1., Motion to nominate Van Moore to fill LLC vacancy:

Ayes 4 - M. Angelica, R. Curtis, B. Irish, K. Fisher

Nays 3 - E. Stirmer, A. Powell, T. Groza

Motion carried.

No vote taken on VI d. 2., as vacancy was now filled.

- e. Consideration of Committee Liaisons. Discussion held.
 1. Confirmation made that no vote is required to make changes to Board Committee Liaisons.
 2. Ed Stirmer resigned as Liaison for Activities Committee and member of ARC Committee, effective immediately.
 3. Rhonda Curtis agreed to be the Activities Committee Board Liaison.
 4. Mike Angelica agreed to be the Budget Committee Board Liaison.

VII. NEW BUSINESS

- a. Consideration of Audit Committee.
 1. Ken Fisher motioned to establish an Audit Committee with one (1) Board Liaison and three (3) members, seconded by Rhonda Curtis. Discussion held.

Ayes 3 - M. Angelica, R. Curtis, K. Fisher

Nays 4 - E. Stirmer, A. Powell, T. Groza, B. Irish

Motion not carried.

- b. Consideration of Men's Sauna Repair. Discussion held.
1. Tony Groza motioned to approve Sauna repair with JMC Solutions, not to exceed \$4,000, from reserves, seconded by Ed Stirmer.
 2. Further discussion held.
 3. Tony Groza adjusted motion to accept Sauna repair with JMC Solutions, Invoice #1058(R), and include repair of Phase 3 bathroom tile work, not to exceed \$4,500, from reserves, seconded by Ed Stirmer.

Ayes 7 Nays 0 - Motion carried.

- c. Consideration of Phase 4 Pool Skimmers. Discussion held.
1. Bob Irish motioned to hire someone to quote scoping skimmers before a decision on skimmers is made, seconded by Ed Stirmer.
 2. Further discussion held.
 3. Bob Irish withdrew his motion VII c. 1. above, seconded by Ed Stirmer.
 4. Eric tasked with obtaining a quote to scope to ascertain if the main trunk line is at proper slope from the pool to the collection tank.
 5. Eric requested a five (5) minute recess.

- d. Consideration of Golf Cart Lease. Discussion held.
1. Ken Fisher motioned to proceed on LLC Committee recommendation to lease 25 new EFI golf carts through Brewer and buy out and sell existing golf carts except those damaged, seconded by Bob Irish.
 2. Further discussion held.
 3. Ken Fisher withdrew his motion VII d. 1. above, seconded by Bob Irish.
 4. Andy Powell motioned to purchase existing golf carts and maintenance golf carts and keep in rental program, funding out of LLC excess income, seconded by Tony Groza.

Ayes 5 - M. Angelica, E. Stirmer, A. Powell, B. Irish, T. Groza

Nays 2 - R. Curtis, K. Fisher

Motion carried.

- e. Minute Newsletter. Discussion held.

VIII. ADJOURNMENT

- a. Bob Irish motioned to adjourn, seconded by Tony Groza.

Ayes 7 Nays 0 - Motion carried. Meeting adjourned at 1:20 PM.