

Harmon Ranch Homeowners Association

Annual Meeting Minutes

January 26, 2021 at 6:30pm

Please join the Go To Meeting from your computer, tablet or smartphone.

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United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 185-094-053

Annual Session:

In attendance:

Jessica Holland- **President**

Brett Gorgas- **Vice President**

Ahsan Khan- **Treasurer**

Mike Arroyo- **Secretary**

Carol Arledge- **Parliamentarian**

Dawn Kelly- **Property Management Group**

Janna Perez- **Property Management Group**

Guests: Bhuvan Pasham, Bob Shuey, Dan Bice, Devendra Upadhyaya, Steven and Michelle Bridges, Becky Ludlow, Cristal Suarez, Mike Irizarry, Mr. Khubu, Lalita Nakarmi, Mando Gonzales, Matthew Hall, Melanie Taylor, Mike Jaquays, George & Nancy Torres, Raelene Weeks, Thomas August, Yvette Miller, Jason Frisch, and Taylor Harrington

First meeting called to order at 6:31pm and then closed out at 6:32pm because voting quorum of 237 votes was not met.

Second meeting began at 6:45pm.

Board Introductions:

- Board Members introduced themselves for meeting minutes' purposes.

Notice of Quorum:

- PMG stated that board quorum was met to conduct the second annual meeting.

2020 Annual Meeting Minutes Approval:

- Carol Arledge motioned to approve the 2020 the first and second annual meeting minutes, Ahsan Khan seconded this motion, all in favor, and the motion passes.

- PMG will add the board approved 2020 first and second annual meeting minutes to the HOA website.

Nominee Introductions:

- PMG received nominations from Jessica Holland, Ahsan Khan, and Devendra Upadhyaya before the annual meeting.
- Jessica Holland, Ahsan Khan, and Devendra Upadhyaya all introduced themselves and gave brief bios and reasons for why they wanted to continue or join the community board.

2020 Year End Review: Jessica Holland gave the 2020-year end accomplishments:

- Pool projects- passed pool inspection, the pool remained clean all season, and the major pump repair was completed.
- Landscaping maintenance- performed better than years past- no citations, saved \$12K in water bills by responsible irrigation management, improved entrances with retaining walls, shrub cleanup, new pots, and lighting.
- Social- due to COVID-19, there were not any community events for 2020.
- Reserve Study- the reserve study has been performed and the results are posted on the HOA website.
- HOA now has legal counsel to represent the association.
- Banked \$60K YOY.
- Operating under budget and collecting overdue homeowner assessments.

2021 Budget Review:

- Ahsan Khan went through the 2021 budget numbers with homeowners in attendance.
- The reserve study was completed to help the HOA know how to allocate funds for projects, maintenance, etc. in the future budgets.
- Mr. Khan stated that Brett Gorgas does a lot of preventative maintenance before minor problems become major and cost the HOA lots of money.
- Mr. Khan stated that homeowners were provided the December 2020 profit and loss sheets in the annual meeting packet that is available on the website.
- Mr. Khan stated that the board is working with delinquent homeowners to get accounts caught up or on payment plans to help satisfy assessment dues to the HOA.
- Brett Gorgas stated that the landscape maintenance would not have been successful without Ahsan Khan's being very frugal with the HOA money.
- Mike Arroyo thanked George Torres for all of his years' past work for the HOA and thanked Carol Arledge for stepping into this board interim position and being a huge asset to the HOA board.

Election Results:

- PMG verified the counts for homeowners from the collection of the ballots by online votes, faxed votes, or emailed votes: PMG collected 145 total votes of the 119 votes needed to conduct the second annual meeting.

- PMG announced that Jessica Holland and Ahsan Khan will become new board members for the 2021 year to serve 3-year terms.

Resident Q&A:

- ***Devendra Upadhyaya-*** Mr. Upadhyaya asked what the ballot votes counts were for each individual. PMG gave the below information:

Jessica Holland: 96 votes

Ahsan Khan: 77 votes

Devendra Upadhyaya: 65 votes

The following names were added in as write-in's from the community: Angela Parish, Dulce Pardo, Terry Doll, Misty Petty Hackrott, and Rich Reirson

- ***Mike Jaquays-*** Mr. Jaquays thanked the board for their great leadership.
- ***Thomas August-*** Mr. August asked if there was any follow up from last year's annual meeting about the speeding issues on Saltbrush. PMG stated that homeowners would have to go to some city council meetings to request speed bumps, but fire trucks and emergency vehicles cannot go over these installed speed bumps, so these rarely get approved for communities. PMG stated that the best way to report speeding issues is to report to the neighborhood police officer, information is on the website, and homeowners can go to fortworthtexas.gov and find out when the city is having their monthly city council meetings. Jessica Holland stated that the city does not approve speed bumps due to the fire trucks, but it may be easier to request more stop sign placements throughout the community.
- ***Steven & Michelle Bridges-*** Would it be possible to hire Fort Worth Police Department off duty police officers to patrol the neighborhood? PMG stated that off duty police officers cost around \$40-\$60 per hour and would have to at least work 12 hours per week. Ahsan Khan stated that this cost would be way too high for the community and would take away from other projects, but he wanted to know why Mr. and Mrs. Bridges feel that neighborhood patrol is warranted. Mr. Bridges stated his question was due to all of the social media people that are complaining about more patrols needed. PMG suggested going to more city council meetings and requesting more patrol for the community or getting involved with COFW's code blue, where police officers train citizens to report crime. Mrs. Bridges is concerned about homeowners who blow through the stop signs on Brittlebrush, where the bus stops. Jessica Holland stated she will reach out and see if more school zones can be set up for the neighborhood. Ms. Holland also stated that Councilman Shinglemen is retiring this year for district 7 (which is the district that Harmon Ranch is in) and she encouraged homeowners to run for this position because it would be great to have a councilman who could help represent the community and district.

- **Melanie Taylor**- Can we get a crosswalk to the pool area at the main entrance? Jessica Holland stated she will reach out to her city contact about getting some crosswalk blinking lights and if that is not possible, maybe the HOA can get tiger striping in that area to help slow drivers down and be aware of pedestrians crossing the road.

Meeting adjourned at 7:30pm.