



Valley Ranch Community Owners Association, INC.
2019 Annual Meeting Minutes
November 21, 2019
DRAFT - UNAPPROVED MINUTES

I. CALL TO ORDER

The 2019 annual meeting of Valley Ranch Community Owners Association, INC. was called to order at 7:00 p.m. by Candace Sparks, Community Manager of Valley Ranch.

II. INTRODUCTIONS

Candace Sparks, Community Manager, introduced the onsite CCMC staff: Austin Denson, Lifestyle Director, and Alfred Villarreal, Maintenance Associate.

Also in attendance was Kimberly Schneider, Board Secretary/Treasurer, and Athena Henrickson, Director of Client Fulfillment CCMC.

Short break for raffle prizes.

III. PROOF OF NOTICE

Ms. Sparks provided the Proof of Notice that was mailed to each owner of record and to the management office on November 6, 2019.

IV. DETERMINATION OF QUORUM

Quorum requirement is 10%. Each Lot has one (1) vote; the Declarant has four (4) votes per Lot owned. Quorum is sixty-nine (69) members; with developer platted Lots, quorum was met with one thousand and twenty-eight (1,028) votes.

V. 2018 ANNUAL MEETING MINUTES

2018 Annual Meeting Minutes were unanimously approved by membership.

Short break for raffle prizes.

VI. COMMUNITY UPDATE

Ms. Sparks reviewed the 2019 Community Achievements; including the hiring of a second Maintenance Associate, the new shading and additional seating in the pool area, new gate system installed for the Orchards subdivision, expanded swim at your own risk hours, and the Maintenance Associate received his electrical certification.

Ms. Sparks reviewed the 2020 Community goals; including ordering additional lounge in the pool area, additional of a 6th team member to provide support in the HOA Office, and a streamlined swim lesson process.

Short break for raffle prizes.

VII. FINANCIAL UPDATE

Ms. Sparks reviewed the current year to date financials.



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VIII. DEVELOPER UPDATE

On behalf of the developer, Ms. Sparks provided an update regarding the planned new construction areas throughout Valley Ranch in 2020, a projected growth of four hundred (400) homes, continued landscape installation on the main thoroughfares, as well as the continued expansion of Ranch View East/West.

Short Break for raffle prizes.

IX. LIFESTYLE UPDATE

Austin Denson, Lifestyle Director, provided an update on 2019 accomplishments in the lifestyle department. Updates included the Association receiving the 2019 NISD Campus Partner of the Year for Kallison Elementary, the expansion of signature events, double the growth of the Community Partners Program from 2018 to 2019.

Mr. Denson announced the 2020 goals. 2020 goals included the providing residents more volunteer opportunities, the creation of a brand new signature event, expansion of group trip opportunities, 2020 October Haunted House.

Short break for raffle prizes.

X. OPEN DISCUSSION

Ms. Sparks answered several questions from Residents.

Short break for raffle prizes and thank you to the 2019 annual meeting sponsors.

XI. ADJOURNMENT

Meeting adjourned at 8:05 p.m.