

**DRAFT – NOT APPROVED BY BOARD**  
**Ridgegate Community Improvement Association, Inc.**  
**Board of Directors Meeting Minutes**  
**June 20, 2020**

**In attendance:**

Board Members		Management		Guests	
X	Eddison Titus, Secretary	X	Shirley Austin		Per attached
X	Aida Evans, At Lg.	X	Rachel Rivera		
X	Rogers Petty, Treasurer				
X	George Ann Johnson, President				
X	Stanley Thomas, Vice-President				

(Please check mark to the left of individuals who are present)

**Call Meeting to Order:**

Due notice of meeting, a quorum was established; Vice-President Aida Evans called the meeting to order at 10:12 A.M. The meeting was conducted by teleconference.

Ms. George Ann Johnson made a motion to go out of order of the agenda in order to address election of officers, bank signature card updates, loan renewal and election voting for July 14, 2020. The motion was seconded by Mr. Stanley Thomas with motion passing unanimously.

**Call Open Forum to Order:**

- a. Homeowner Forum – Per attached, via teleconference.

**Call Business Meeting to Order: 10:51 A.M.**

- a. Election of Officers – With a motion by Mr. Stanley Thomas and a second by Ms. Aida Evans, motion passing unanimously, the following were elected as Officers: Ms. George Ann Johnson - President, Mr. Stanley Johnson – Vice President, Mr. Eddison Titus – Secretary and Mr. Rogers Petty – Treasurer. Ms. Aida Evans to serve At Large.
- b. Bank Signature Card Update – With a motion by Ms. Aida Evans and second by Ms. George Ann Johnson, motion passing unanimously, the following were to be signers on the bank accounts held at Bank of America, Unity Bank and New First Bank. Mr. Rogers Petty was to organize the three signers to go to the banks to update the signature cards.
- c. Unity Bank Loan Renewal – it was reported that Unity Bank had notified the Board it was time for the loan to be renewed. Mr. Rogers Petty and Ms. George Ann Johnson agreed to contact Unity Bank to discuss and organize the renewal paperwork.
- d. Election July 14, 2020 Contact Person for Clubhouse – it was confirmed that Mr. Rogers Petty would be the contact person for opening the clubhouse for the July 14, 2020 election voting.

**Ridgegate Community Improvement Association, Inc.**  
**Board of Directors Meeting Minutes**  
**June 20, 2020**  
**Page Two**

**Actions between Meetings:**

There were no unannounced meetings.

Actions to be Ratified: The Board ratified the closing of the clubhouse for rental use for an indefinite period due to the COVID19 with the exception of the July 14, 2020 election voting. The Board had agreed to revisit the election voting availability prior to the election date.

The Board ratified renewal of the annual insurance effective May 15, 2020 noting the premium was put on a payment plan.

**Approve Minutes of Previous Meeting:**

With a motion by Mr. Stanley Thomas and a second by Mr. Rogers Petty motion passing unanimously, reading and approval of the minutes of the February 10, 2020 and February 24, 2020 meetings were deferred until the next meeting.

President George Ann Johnson advised in lieu of time constraints, all other agenda items would be deferred until the next meeting. All were in agreement.

**Committee Reports**

- a. Architectural Control Committee – Report Deferred.
- b. Recreation Committee – Report Deferred.

**Treasurer's Report:**

- a. Cash Balances – Ms. Shirley Austin reported the financials for the months for the months of February, March, April and May 2020 had been provided to the Board of Directors. Treasurer reports to be reviewed at next meeting.
- b. Delinquencies – report was presented to the Board of Directors.
- c. Review Financial Reports – API presented the monthly financial reports for Board review.

**Management Report:**

- a. Correspondence received by Association, Directors, Management – None

**Ridgegate Community Improvement Association, Inc.**  
**Board of Directors Meeting Minutes**  
**June 20, 2020**  
**Page Three**

- b. Association Business and Operations –
  - Clubhouse Rental Policy Contract – Deferred.
  - Electricity Provider Rates – Deferred .
  - Pool Opening – Deferred.
  - Volunteers and Committees – Deferred.
  - Landscape Contract – Deferred.
  - Clarification of New Entrance Sign - Deferred
- c. Common Area Maintenance – Deferred.
- d. Pool Report – Deferred.
- e. Landscape Report – Deferred.
- f. Clubhouse Report – Deferred.
- g. Webpage Report – Updated.

**Executive Session Called to Order: 11:17 A.M.**

**Reconvene in Open Session and Report on Actions Approved During Executive Session: 11:35 A.M.**

- a. Collections
  - 1. Enforcement Action – Reported no action taken until further notice.
- b. Deed Restrictions
  - 1. Enforcement Action – Reported the Board approved one force mow. It was reported that the Board had instructed MASC Austin Properties, Inc. to abstain from implementing the monthly inspections, sending regular or certified letters until the Board further advises.
- c. Attorney Communication – None.

**Ridgegate Community Improvement Association, Inc.**  
**Board of Directors Meeting Minutes**  
**June 20, 2020**  
**Page Four**

**Set Date of Next Meeting/Adjournment:**

Date and time of the next Board of Directors meeting is to be determined. With no further business the meeting was adjourned by President George Ann Johnson at 11:51 A.M.

Date: \_\_\_\_\_

\_\_\_\_\_, President

\_\_\_\_\_, Secretary

\_\_\_\_\_, Management