

**CRAIG RANCH COMMUNITY ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

The regular meeting of the Board of Directors of Craig Ranch Community Association was held on October 30, 2023, at 6:00 PM at the Compass Event Center.

Directors Present:

Stephanie Miller, President
John Palmer, Vice President
Connie Baker, Treasurer
Tim Stephens, Secretary

Management Representative / CRCA Staff:

Rebecca Tarpley, VP On-Site Client Services
David Meyer, Director of Operations
Kris Sims, Lead Administrative Assistant
Cathy Dreyer, Communications Coordinator

CALL TO ORDER

Stephanie Miller announced quorum and called meeting to order at 6:01 pm.

APPROVAL OF MINUTES

The Board of Directors approved the following meeting minutes:

- June 15, 2023 Board of Directors Meeting
- July 6, 2023 Appeals Meeting
- August 3, 2023 Appeals Meeting
- September 19, 2023 Appeals Meeting
- October 5, 2023 Appeals Meeting

NEW BUSINESS

Tim Stephens moved to approve the 2024 budget for Chateaus Service Area with no increase in assessments. Connie Baker seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for Estates Service Area with an increase for the Estates from \$140 to \$164 a month and an increase for the Villas from \$176 to \$200 a month. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for the Grove Service Area with no increase in assessments. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for the Hemingway Service Area with no increase in assessments. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for the North Service Area with an increase from \$195 to \$204 semiannually. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for Settlement Townhomes Service Area with an increase from \$350 to \$375 a month. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for Southern Hills Service Area with an increase from \$419 to \$435 semiannually. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for Spicewood Service Area with no increase in assessments. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for the Trails Service Area with a decrease from \$485 to \$378 semiannually and a decrease for Wessex Townhomes from \$150 to \$134 a month. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for Watters Branch Service Area with a decrease from \$520 to \$495 semiannually and no increase for Liberty Hill. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for Inspiration Service Area at the initial rate of \$580 semiannually. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 Enhancement Fund budget. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the 2024 budget for Craig Ranch Community Association with no increase in assessments. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve the amendment to Exhibit F-200: Enforcement Policy. Tim Stephens seconded; the motion carried.

Connie Baker moved to approve granting a drainage easement to the City of McKinney. Tim Stephens seconded; the motion carried.

RATIFICATIONS

Connie Baker moved to approve ratifications of decisions by the Board of Directors from August 22, 2023 through October 6, 2023 via electronic mail. Tim Stephens seconded; the motion carried. Included as Exhibit "A" Ratifications October BOD Meeting.

MEMBER COMMENT FORUM

Members were given two minutes to address the Board. Comments will be taken under advisement and questions will receive a response within 10 business days.

EXECUTIVE SESSION

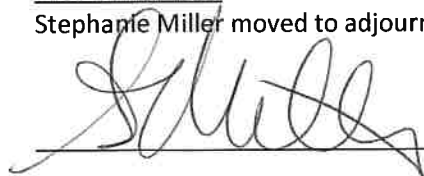
Executive session held from 6:56 pm – 8:16 pm.

SUMMARY OF DECISIONS IN EXECUTIVE SESSION

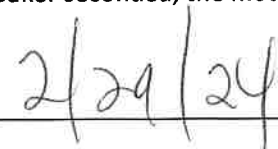
The Board approved to proceed with foreclosure on the following accounts: 504010604C and 504020124C. The Board approved to proceed with collections and continue violations on the following accounts: 505100209, 505052403, and 5052C1905.

ADJOURNMENT

Stephanie Miller moved to adjourn the meeting at 8:17 pm. Connie Baker seconded; the motion carried.



Director



Date