

MOUNTAIN RIVER OWNERS ASSOCIATION

BOARD OF DIRECTORS MEETING AGENDA

February 18th, 2023 9:00AM

312 Red Bluff Cir Millsap, TX 76066

The meeting was called to order by Barbara Wofford, vice President at 9:15.

Roll call of Officers

Board Members Present are as follows:

Barbara Wooford, Vice President, Mike Cooke, Board Member, Jana Price, Secretary, Randy Caffey Treasurer.

Members absent were Bruce Wright, President, and Jennifer Harcrow Board Member

Others present are as follows: Members as affirmed by members sign in sheet (attached as record)

Approval of the minutes of the previous meeting:

Barbara Wooford motion to approve Minutes of October 29th, 2022

Mike Cooke seconded the motion, Vote was approved

Presentation of Reports:

A. Treasurer's Report

- MROA IRS forms

Randy has attested he is working on filing IRS taxes but needs additional documents requested from Vice President Barbara from 2022 records.

- MROA Ledger update 2023

Randy has attested he has not received Quick books login, bank login, bank deposit slips, post office box keys to complete his required tasks as Treasurer.

Robbie Evans interrupted the meeting to Read the By Laws of the Mountain River Owners' Association, INC, 6.3 page 4. It states that any Directors may be removed from the Board for cause, a majority of the votes entitled to be cast by those Members present in person or represented by proxy, a meeting of the members at which a quorum is present. There were 22 members present and two proxies from Jose and Michelle De La Garza.

The JUST CAUSEs were:

1 Barbara has refused to give our last two Secretary/Treasurer her Receipts where she spent MROA money, QB and the ledger from QB and the MROA checkbook.

2. Bruce Wright, who is unable to attend the meetings.

Robbie called for a Members vote to replace Barbara Wofford and Bruce Wright. At that time, all other Board Members left the meeting with the exception of Jana Price. There were 24 eligible to vote. The vote was 19 for and 5 against. The motion passed. This became a member's meeting not a Board of Directors meeting. See the By-Laws.

6.3 REMOVAL, DEATH, OR RESIGNATION. Any Director may be removed from the Board for cause, by a majority of the votes entitled to be cast by those Members present in person or represented by proxy at a meeting of the Members at which a quorum is present. In the event of death, resignation or removal of a Director, his successor shall be selected by the remaining Members of the Board and shall serve for the unexpired term of his predecessor. A person elected to a MROA Board position must own property in Mountain River Estates as per described real property situated in MOUNTAIN RIVER ESTATES, a platted and dedicated development in Parker and Palo Pinto Counties, Texas, according to the plat thereof recorded in Volume 360A, Page 70 and 71, Plat Records of Parker County, Texas, and in Volume 4, Page 42 Plat Records of Palo Pinto County, Texas.

Robbie asked Barbara to go get the check book at her house and anything that belongs to MROA including the laptop. Jana Price agreed to follow Barbara to her house, right down the street, and bring back all the items belonging to MROA. It was decided that Robbie Evans would be president and she asked for other volunteers to sit on the board. Those that volunteered were:

Shelly Williams, Brigitte Russell, John Evans, Angela Forrest, and Tammy Cooke. It was decided that Brigitte Russell be Vice-President, Angela Forrest Treasurer and Jana Price would remain as Secretary. That is the 7 members required to sit on the MROA BOARD. We chose officers. This became a member's meeting to be conducted by the BY-LAWS written and approved 1-8-1984. It was later decided that John & Robbie couldn't serve on the board at the same time, so a 7th member will need to be acquired.

Robbie made a motion to change the time for our Board Meeting to 10:00 on the third Saturday of the month except the Annual Meeting in April on the second Saturday of the month. And not have meetings on a Holiday week-end. The motion was seconded by Brigitte. The motion passed. The next motion was made, by Robbie Evans to have a Board meeting every month until the new Board could get our records straightened out. Brigitte made the second and the motion passed. The current roster of Board Members will stay until the Annual Meeting and new ones can be elected, in April 2023. This April date will fall on Easter week-end. We will decide at the March 18 meeting, what date we will change the April meeting to.


Motion to change signatures at the bank was made by Robbie Evans. Brigitte made the second and the motion passed.

Robbie stated the following items must be done ASAP.

1. Go to the Simmons Bank in Cool Texas, and get the signatures changed to Robbie Evans and Angela Forrest. We will have two signatures from now on, for all our checks. We will go to Simmons on Tuesday 2-21-2023. Motion was made to change the Signatures to Robbie Evans and Angela Forrest, the new Treasurer. Tammy Cook made the second and the motion passed. Later it was decided that Angela Forrest and Brigitte Russell will be signers for the check, but Robbie Evans will also be added to the bank account.

2. MROA's last filing to the US Gov't for MROA's taxes is 2018. Robbie will contact Randy Caffey, the old Treasurer. Randy was working with the Gov't on taxes for 2019, 2020, and 2021. We must get this done or MROA could lose the right to have a business in Texas.
3. Set a date to repair all our roads for potholes. At the March 18 meeting, hopefully we can do the work in April or May.
4. Get the information to all Title Companies in Parker Co and Palo Pinto, that we do have an HOA and CCR's, Incorporation, and By-laws for MROA.
5. We will discuss and vote on leaving the gate closed everyday and on week-ends on March 18.
6. The Board will decide on our Billing policy, for our dues, collections, and a payment plan at the March 18 meeting.
7. Jana Price has made a wonderful web-site with the help of Ofer Levi www.mountainriverestates.org. She will bring instructions to register to be on our site to the March 18 meeting.
8. We need to get our Architectural Committee to be ready to give a report every meeting. What letters have they written to members in default. All members present wanted to go back to our CCR rule, to have only one Family per lot. Robert Matzig has agreed to be on the Architectural committee. He bought Carol Standridge's house from her estate. It Looks very nice.
9. Fix the flower beds at the community center and the sign there, and one at the front gate.
10. Address the security cameras at the gate and determine what is needed to get them working.

We have a lot to do, but we can get it done, if everyone can help. Brigitte made the motion to adjourn, Tammy Cooke made the second and the motion passed. If you have any ideas or topics for the next meeting, e-mail MROAboard@gmail.com



Jana Price

Secretary, Mountain Rivers Owners Inc.

Meeting Minutes submitted by Jana Price on February 20th, 2023.

Minutes approved by: _____

Date Minutes Approved: _____

Attachments:

Members Attendance Sheet.

Mountain River Owners Association Inc.
 Board of Directors Meeting
 February 18th, 2023 9:00 AM
 Members Sign In Sheet

Signature

Lot Number

Email Address (Print)

Sheri Fine
Spencer

143
 148

Tina M. Fine Bartok, com
Brigitte2171@gmail

TRM
Annus Castle
Robert Woodard

69
 135

461 RiverView Rd

Thay Colis

114

new 1700a and 1700b, com

Michelle Ebbinger
Mark Taylor

116 + 118
 272 271

Michelle Ebbinger, com
mettwiener@aol.com

Carla Barker

341

Carla-Barker@world.com

Robert Maty

911

robertm10@gmail.com

Robert Evans

26 28 30

robbedevans18@gmail.com

Robbie Evans

138

robbedevans18@gmail.com

Angela Forrest

235

angelaforrest@gmail.com

John Evans

138

john.evans@gmail.com

Sheri Williams

115

SheriWilliams7@gmail.com

Mountain River Owners Association Inc.
 Board of Directors Meeting
 February 18th, 2023 9:00 AM
 Members sign In Sheet

Signature	Lot Number	Email Address (Print)
* Leahy Ch	105	leahyfeather@icloud.com
Mike Coda	69	COOKE MIKE 1955 A G MAIL.COM
Orin Small	54	350 Rain View
Pat Szymanski	144, 146, 148	
Officers not signed		
Mike Cook		
Barbara Stafford		
Randy Coffey		
Members not signed		
Pat Szymanski	144, 146, 148	
Richard W. Skene	8	
Carla Barker		
2 Proxy - Joe + Michelle	2 votes 110, 112	

18
19

+ 1
~~19~~ 19
 + 3
 22
 + 2
 24