

# Remington Park HOA Board Meeting Agenda

## March 7, 2023 7:00 PM Zoom

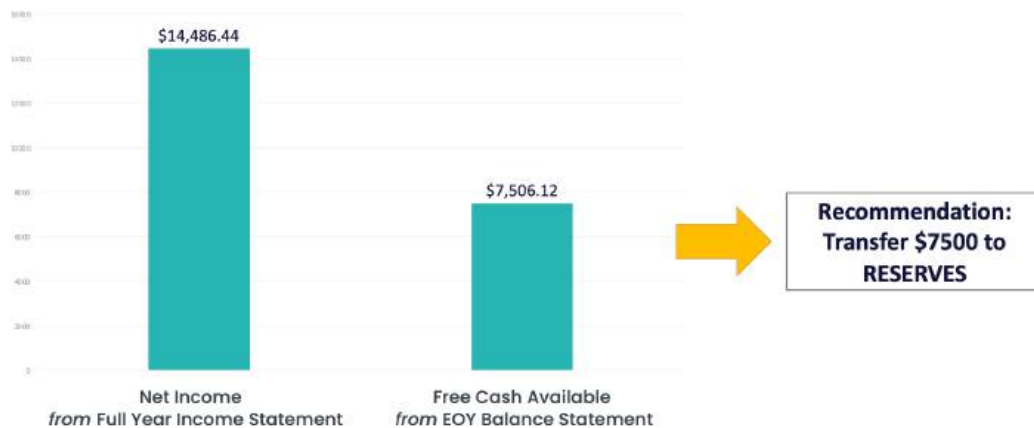
1. Role Call: Julie Richie
2. Approval of Financial Items: Tim Uebele

### Movement of Funds to Reserves

✓ If we have unspent budget funds at the end of the year, we can transfer to Reserves as an additional contribution for that year

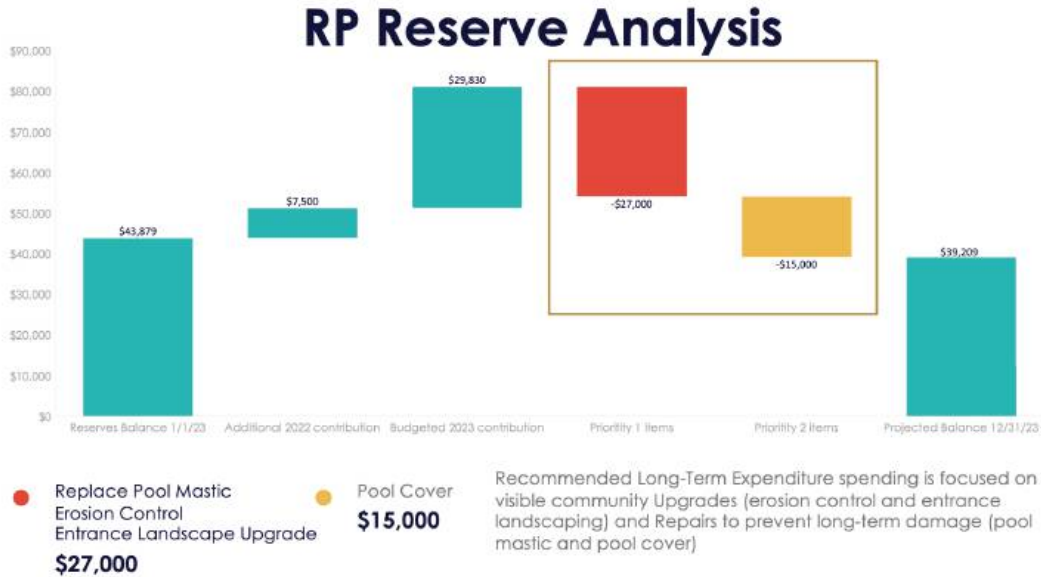
## RP 2022 Additional Reserve Contribution

Two Different Financial Measures to Check - 12/31/2022 Financials



# Reserve Projects

→ Finance Committee recommends spending \$42,000 from Reserves in 2023 for the following non-recurring expense items



### 3. Changes to CC&Rs Short Term Rentals: Larry Owens

Leasing Restrictions: No owner is permitted to lease said property of tax record for less than a six (6) month period. At no time, shall an Owner be allowed to lease/ rent a portion less than the Property in its entirety. Owner is responsible for notifying renter and/ or lessee of the obligations under the governing documents of Remington Park HOA as recorded with Tarrant County TX. Owner of record is responsible for all issues of non-compliance with the governing documents of the Remington Park HOA. Tenant information is required to be provided to the HOA upon signing a lease. Information to be provided includes (1) contact

information, including the name, mailing address, phone number, and e-mail address of each person who will reside at a property in the subdivision under a lease; and(2) the commencement date and term of the lease. Violation of the conditions of this article shall be punishable by a maximum fine of \$2,000 per violation, per day.

Rental Caps; no more than 10% of the units in Remington Park can be rented at any one time (22 homes).

Ownership Requirement; buyers must own and reside in their residence for the first two years of ownership before they can rent it out, with the exception of a seller lease back, which must not exceed six (6) months from the date of sale.

4. Option to Close Perimeter Wall Gaps: Larry Owens

5. Update on Grant Work: Mary Kate Cottrell

6. Understanding Texas Laws and HOAs: Dawn Kelly

The RP HOA is principally regulated under three Texas laws; Texas Property Code, Chapter 202, Texas Property Code, Chapter 209, and Texas Business Organizations Code, Chapter 22

The RP HOA is a non-profit corporation

Questions heard from previous discussions:

1. What type of meetings must keep minutes? (Regular Board, yes; Special Board yes; committee no)
2. How long do minutes have to be retained?
3. What type of decisions can committees make?
4. Are there limitations on what committees can discuss?
5. What liability do RP Board members have?
6. If homeowners can't speak at Board meetings, how are they to be heard?
7. Can a Board remove a Board member?
8. How does the Board interact with the ARA? What's allowed/not allowed?

Join Zoom Meeting

[https://us02web.zoom.us/j/87603470769?  
pwd=d2VEamJGRjNTaExTdWp4VkExejdRZz09](https://us02web.zoom.us/j/87603470769?pwd=d2VEamJGRjNTaExTdWp4VkExejdRZz09)

Meeting ID: 876 0347 0769

Passcode: 077478