

Lucas Ranch Homeowners Association –

Annual Membership Meeting

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Board of Directors Meeting

Meeting Minutes

July 18th, 2024

I. Meeting called to order at: 7PM

- a. Attending: Hendrik Krüger, Philip Baker, and Kathleen Baker
- b. Absent: No one
- c. Established Quorum: As per Article V, Section 2, it was noted that the minimum requirements for a Quorum have been met.

II. Approval of Agenda

- a. By: Philip Baker
- b. 2nd: Hendrik Krüger

III. Approval of previous minutes

- a. Not applicable for this meeting

IV. Committee Reports

- a. Not applicable for this meeting

V. Old Business

- a. Not applicable for this meeting

VI. New Business

a. Board of Directors Confirmation

- i. Pursuant to Article VII, Section 1 of the Lucas Ranch Homeowners Association Bylaws the board of directors shall be appointed by the DECLARANT. As such, Hendrik Krüger and Philip Baker – acting as Metropol, LLC, declared the following board:

- 1. Hendrik Krüger: President and Treasurer of the Lucas Ranch Board of Directors.
- 2. Philip Baker: Secretary of the Lucas Ranch Board of Directors

3. Kathleen Baker: Vice President of the Board of Directors

b. 2024/2025 Budget and 2024/2025 Annual Assessment establishment

i. 2024 Budget

1. Given the new state of the development, it was proposed and agreed to that the costs to maintain the Lucas Ranch subdevelopment would be borne by the DECLARANT.

ii. 2024 Annual Assessments

1. Given the \$0 allocated to the HOA budget above, 2024 Annual Assessments are waived.
2. The waiving of Annual Assessments does not impact the \$250 Replacement and Repair Fund Fee nor the Operations Fund Fee that are borne by new owners.

iii. 2025 Budget

1. The forecasted 2025 budget is as follows:
 - a. Mowing - \$12,000
 - b. Landscaping - \$4,000
 - c. Other Maintenance - \$4,000
 - d. Unforeseen expenses - \$4,800

iv. 2025 Annual Assessments

1. With a forecasted budget of \$24,800.00, the annual assessment for 2025 is set to \$200/lot.

c. 2024 New Construction Review Fees

i. Review Fees

1. It was proposed and agreed to that the 2024 Review Fees would be waived. All fees will revert back to the values established in the Architectural and Design Guidelines in 2025.

ii. Construction Fines

1. The waiving of the Review fees for 2024 do not impact, nor change, the Construction fines as define in the Architectural and Design Guidelines.

VII. Approval of all items in VI. New Business.

- a. All items in VI. New Business were unanimously approved by the Lucas Ranch Homeowners Association Board of Directors.

VIII. Adjournment

- a. With there being no further business, the Board of Directors adjourned the meeting at 7:30pm.