

Red Oak Court Community Association Annual Meeting

January 12, 2026

Chapelwood United Methodist Church Fellowship Hall

President Dale Libby called meeting to order at 7:09pm.

Board members present: Dale Libby, Andy Smith, Noe Garza

Board members absent: Debbie McQuaig, Erica Steiner

Red Oak homes represented: 21

Red Oak residents present: 27

Dale offered thanks to the 2025 ROCC Board: Andy, Debbie, Noe and Erica

Dale welcomed our new residents:

#11 – Sandra McCraray

#15 – Bobby & Zerlina Perez

#16 – JoAnn Hoss

#23 – Lee & Ann Ikels

#28 – Travis Pate & Dylan Brock

Dale offered condolences to the following residences/family:

#12 – Susie Tremain family

#15 – Melissa Miller family

#23 – Mildred Baker family

Dale offered thanks to the following members:

Thanks to Erica Steiner for directories, communications, and handling the social calendar; to everyone who hosted socials. Socials can be held at any time and any day, just contact Erica. The calendar is wide open right now; to Susie Tremain and Carol Pape for scheduling the ladies' luncheons. Joy Coleman will be working with Carol in 2026; to Kay Pruett for leading the Architectural Review Committee; to Andy Smith, Max Royalty, Mike Coleman, and Noe Garza for fixing sprinkler leaks and repairing lights in a timely fashion; to Marsha Albert for putting up decorations at the entrance and for the reindeer on the back island; to Andy for keeping up our website; to Jimmie Bowles for posting our flags at the entrance; to Cindy Ward for maintaining our free library and keeping the books in order; to Rhonda Woodard for reviewing Andy's bookkeeping each year; and to Billy & Pam Watson for rallying us and the surrounding neighborhoods in successful opposition to the proposed McDonald's on the empty lot next to New Hope church.

Summary of 2025 – The year started off with a proposed covenant change to eliminate the requirement to have a Live Oak tree in the front yard of each property. This was follow up to a request voiced at the 2025 annual meeting. The covenant change was approved by

homeowners in February. The rest of the year was quiet until early October when we learned that the City Planning Commission was reviewing plans for a McDonald's to be built on the empty lot to the north of us. Dale thanked everyone who wrote to the City, to Billy & Pam for gathering 300+ signatures on a petition against the plan, and to everyone who showed up to the Planning Commission meeting. This skirmish was won, but the war is not over. Reg Aplin will be back with another plan for that property. Dale encouraged everyone to sign up on the City's website to receive Planning Commission agendas and minutes. We must stay in front of any proposed development on that lot.

Minutes for the 2025 Annual Meeting were emailed to ROC residents in advance of the meeting and residents were asked to review. No questions or changes were raised. Andy Smith made a motion to approve the minutes, Noe Garza seconded the motion and the minutes were approved.

Treasurer's Report (attached)

Highlights of Report:

- *Other Income amount represents interest from a CD
- *Increasing landscaping budget in anticipation of replacing plants at entry and down in the circle.
- *Increasing water budget to accommodate anticipated city water rate increase
- *2026 annual dues will be \$550. Reminder that 2026 assessment is due January 31.

New Business

Gladys Bolting (#17) voiced her displeasure with ROCCA's handling of her perimeter fence repair after Beryl in 2024. Andy explained that we were just trying to provide a contractor so that homeowners didn't have to find their own to repair their fence. Unfortunately, there were multiple communication problems with our contractor and she ended up getting her own a month or so later. Gladys was also unhappy about our restrictions concerning school spirit signs. These signs can be displayed for "...children residing in the Dwelling..." Her grandson does not live with her, so she received a letter from Dale indicating that the sign needed to be removed. She was not happy with any of our comments so she left the meeting.

Sandra McCrary (#11) asked where to find the covenants. Andy and Dale explained that they are available on the ROCCA website. Kay Pruett commented that purchasers sign a document at closing that says they were informed there is an HOA in the neighborhood. Today everything is online so no one receives a printed copy of the covenants.

Election of ROCCA Board Members

Dale Libby, Erica Steiner and Debbie McQuaig's terms are officially ended. Debbie has elected to leave the Board. Andy Smith nominated Dale and Erica for their current respective positions. He

also nominated Billy Watson to fill Debbie's position. No additional nominations were made. Noe Garza seconded the nomination and the vote carried.

After the election, Judy Foster asked if anyone had some fence stain. She has one board that needs to be stained. Marsha Albert said she had some.

Dale adjourned the meeting at 7:32pm.



Dena Chisholm
Fill-in Secretary



Dale Libby
President