

**SMITH RANCH PROPERTY OWNERS ASSOCIATION
ANNUAL MEMBERSHIP MEETING
MINUTES**

Location: Toupsie's - Lampasas

Time: 02:00p

Date: 06-03-2017

ITEM

Directors and Officers Present:

Russell Duke	Director / President
Wayne Heugatter	Director / Vice President
Les Arnold	Director
Don Norman	Director
Johnny Baxter	Director
Joe Liles	Director
Craig Heffner	Director
Cy Long	Treasurer
Jayne Rayburn	Secretary

1.0 Special Presentations or Items

United States Postal Service Representative Susan Clarkston spoke about the availability of a cluster Post Office Box for Smith Ranch residents. There would be no cost to customers. It would be after October 1 before any work could start and all residents wishing to receive route mail would need to participate. No single boxes could be used if this method is chosen. She left a form to complete and return to her for those interested in participating. Rick Baxter volunteered to contact all current route mail recipients.

2.0 Previous Meeting Minutes Review

There were no amendments to the previous meeting minutes.

3.0 Treasurer's Report

3.1 Fund Balances (figures rounded prior to meeting)

Main Account	\$ 19,587
North River	\$ 8,727
South River	\$ 2,775
Yancey	\$ 1,925
Park	\$ 1,835
Mid	\$ 985
Cliff View	\$ 600
<u>Sky Ridge</u>	<u>\$ 200</u>
Total	\$ 36,634

3.2 Other Information from Treasurer

Pending expenses are: \$2,000 for budgeted road work, \$726 for liability insurance.

Detailed financial statements will be available for period ending 06-30-2017 no later than August 15, 2017.

There have been 22 owners that did not pay in 2016 that have paid in 2017 and follow up invoices will be mailed.

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4.0 Old Business

4.1 Road Work

Everyone pleased with work that was done. Main Road work was completed for under the budgeted \$12,000 and that allowed the scope of work to increase.

4.2 Membership

Treasurer reported that there were 103 paid Members of which 22 were paid that had not paid in 2016. Russell Duke recognized Rick Baxter for new billing strategies that may have resulted in the increase.

5.0 New Business

5.1 Hamilton County Electric Coop tree trimming

Nancy Scoggins asked if other property owners' trees had been trimmed or cut down as severely as those on the end of North River Road. There was a general discussion that without being present when work was done, there was not much recourse.

5.2 Speed concerns on all roads

Bobby Glass made a motion to post speed limit signs of 25 mph on Main Road and 15 mph on all other roads. After much discussion it was decided that the Board would take up the issue and that at a minimum, a speed limit sign of 25 mph would be posted on the Main Gate along with a sign that notified drivers that the road was maintained with SRPOA funds and not Lampasas County. Secretary Jayne Rayburn volunteered to have the signs made at no cost to SRPOA.

5.3 Lot 21 Owner and property access.

Joe Vannatta, Lot 21 Owner, told all present to stay off of his lot and that no part of Yancey Creek was supposed to be used by other Owners. He was asked if had the property surveyed and he stated that he possessed a survey. He was asked if his property lines were marked and he stated they were not. It was suggested that he mark his property lines and that the Association has no position on this issue.

5.4 Lot 41 Common Lot

Rick Baxter asked the Owner of Lot 40 if he would help identify Common Lot 41 for the purpose of cleaning up the lot, marking the lot and providing river access to Owners on Lot 41. This would cut down on the use of private property for access, turn arounds and parking. It was generally agreed that a significant amount of work was needed for these purposes.

5.5 Director Elections

Russell Duke did not seek reelection. Cy Long was elected.

Craig Heffner did not seek reelection. George Scoggins was elected.

Wayne Heugatter did not seek reelection. Rick Baxter was elected.

Johnny Baxter was reelected.

All positions without opposition and unanimously.

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5.6 By Law Amendments

Rick Baxter made a motion for amendment to change the address of SRPOA to "the Smith Ranch property of the President of the Smith Ranch Property Owners Association". Motion passed without opposition.

Rick Baxter made a motion to change the date of the SRPOA Annual Membership meeting to "the fourth (4) Saturday of April". Motion passed without opposition.

6.0 Date of Next Meeting

As a result of changes to the By Laws of the Association, the next Annual Meeting will be held on the fourth (4) Saturday of April. That date will be April 28, 2018 at 02:00p with the location to be determined.

This information is an interpretation by the President and the Secretary of the Annual Membership Meeting held on June 03, 2017. Directors should report any discrepancies to the President no later than June 10, 2017 or these minutes will stand as recorded.

R. L. "Rick" Baxter
President

Jayne Rayburn
Secretary