

**BOARD OF DIRECTORS – REGULAR MEETING  
MINUTES  
SMITH RANCH PROPERTY OWNERS ASSOCIATION**

**Location: 2402 North River Road**

**Time: 12:00p**

**Date: 02-25-2018**

**ITEM**

**Directors and Officers:**

Rick Baxter	Director / President	
George Scoggins	Director / Vice President	
Cy Long	Director / Treasurer	
Don Norman	Director	Absent from Meeting
Johnny Baxter	Director	
Joe Liles	Director	Absent from Meeting
Les Arnold	Director	
Jayne Rayburn	Secretary	

**1.0 Previous Meeting Minutes Review**

No changes to previous meeting minutes.

**2.0 Treasurer's Report & Membership Update**

**2.1 Fund Balances (figures rounded prior to meeting)**

Main Account	\$ 14,033.00
North River	\$ 5,901.00
South River	\$ 2,250.00
Yancey	\$ 1,475.00
Park	\$ 1,560.00
Mid	\$ 810.00
Cliff View	\$ 700.00
Sky Ridge	\$ 200.00
<u>Total</u>	<u>\$ 26,929.00</u>

**2.2 Membership Update**

Paid Members 2017:	120
Unpaid Owners 2017:	047
Total Owners:	167

**3.0 Old Business**

**3.1 Key Change Out and new Key Policy**

The Board approved without opposition to change the keys to the Main Gate on June 04, 2018. The Board is continuing to prepare a Key Policy to be submitted to the Membership for approval at the Annual Meeting. The proposed Key policy will be finalized by the Board and submitted in the Annual Meeting Notice to be mailed to Property Owners during the first part of April. The intent is to start issuing keys at the Annual Meeting and several dates after the meeting. Key issuance will be contingent on the Membership passing a Key Policy at the Annual Meeting. Any Key Policy passed must be cost neutral to the Association.

The Lock Vendor has completed work on changing the lock mechanism as directed by a previous vote of the Board. The new mechanism will not allow the gate to be left unlocked without leaving a key.

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**3.2 Road Work**

The following funds were approved without opposition for work on listed roads:

Main/Yancey Road	\$7,330.00 to be done during first part of April
North River Road	\$3,000.00 to be done during first part of March
Park Road	\$1,400.00 to be done during first part of March

**3.3 Lot #19 Common Lot and Lot #20, Lot #41, Lot #165**

Lot #41 has been cleared and marked. The Board approved \$300.00 for a load of rock to be placed on the lot to help with drainage and marking. The Board approved \$100.00 for marking Lots #41 and #165 boundaries with t-posts and signage. The signage would be donated by Casey Rayburn.

**4.0 New Business**

**4.1 Address Change**

The SRPOA mailing address has changed to 2366 N River Rd, Lampasas TX 76550.

**4.2 Invoices**

Invoices will for Membership dues and section road payments will be mailed out during the first week of March.

**4.3 Annual Meeting**

The Annual Membership Meeting will be held on April 28, 2018 at 200p at Toupsie's in Lampasas. The notice and agenda will go out with the 2<sup>nd</sup> mailing of invoices during the first week of April. The proposed Key Policy will be included in the same mailing. There will be time allotted for Sign-In and Registration at the Annual Meeting prior to the meeting being called to order. Only Members that have paid the 2018 Dues will be allowed to vote on items during the meeting.

**5.0 Date of Next Meeting**

The next scheduled meeting of the Board of Directors will be April 28, 2018 immediately after the Annual Meeting of the Members at Toupsie's.

**Unless otherwise recorded and noted in these minutes, all items were passed and agreed upon without opposition by all Directors present at this meeting.**

**This information is an interpretation by the President and the Secretary of the Regular Meeting of the Board of Directors held on February 25, 2018. Directors and Officers should report any discrepancies to the President no later than March 07, 2018 or these minutes will stand as recorded.**

**R. L. "Rick" Baxter  
President**

**Jayne Rayburn  
Secretary**