

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

Location: Toupsie's - Lampasas

Time: 02:00p

Date: 04-28-2018

Directors / Officers

Officer

Rick Baxter / President	Johnny Baxter	Jayne Rayburn / Secretary
George Scoggins / Vice President	Joe Liles	
Cy Long / Treasurer	Don Norman	
Les Arnold (absent)		

ITEM

1.0 Special Presentations or Items

Members were asked to sign in and receive voting cards designating having paid 2018 Annual Dues. There were 37 Members present and one proxy assignment totaling 38 possible votes on all items. There were Owners at the meeting that were not Members of the Association and there were 70 – 90 people in attendance.

All serving Directors, Officers and their spouses present were introduced. Director Don Norman was recognized for having served on the Board since inception. Dave Shine was recognized for his help in maintaining the SRPOA Web Site. Original developer of Smith Ranch, Lee Hubbard was present and recognized.

A general summary of activities since the last meeting was provided as well as a brief description of the Directors' plans and goals for the upcoming year. The most significant activities since the last Annual Meeting included road work being done twice on Main Road, North River Road and Park Road along with repair work on South River Road, Mid River Road and Yancey Road.

Throughout the meeting donated door prizes were given to four Members. These door prizes included gift cards and new keys.

2.0 Previous Meeting Minutes Review

There were no amendments to the previous meeting minutes.

3.0 Treasurer's Report and Membership Report

3.1 Fund Balances (figures rounded)

	12/31/17	04/28/18
Main / Yancey	\$ 17,193	\$ 15,305
North River	\$ 5,901	\$ 7,901
South River	\$ 2,250	\$ 2,350
Park	\$ 1,560	\$ 1,260
Mid	\$ 810	\$ 1,560
Cliff View	\$ 700	\$ 700
Sky Ridge	\$ 200	\$ 750
Total	\$ 28,614	\$ 29,286

3.2 Other Information from Treasurer and Membership Report

There were 90 paid Members prior to the start of the Meeting.

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4.0 Old Business

4.1 Road Work

Pavement repair is set to begin on Main Road toward North River Road. Lee Hubbard announced that he would donate an additional \$500 toward this repair and encouraged others to do so as well.

4.2 Common Lots 19, 41, 80, 97, 107, 126, and 165 - Marking and signage

All common lots are scheduled to be marked with posts and signage installed that identifies the lots and the designated uses as described in the Lampasas County land records. This work has started on lot 41 located on Mid River Road and will continue until all are marked clearly.

4.3 Postal Cluster Box and SRPOA Address Change

The United States Postal Service has installed two community cluster boxes at the entrance. SRPOA mailing address has changed to 2366 North River Road, Lampasas TX 76551. This is the physical address for Common Use Lot 165.

5.0 New Business

5.1 By Law Amendment, Section 8 (d) Duties of the Treasurer

Change the wording of the ending periods so that the 12/31 period ending report each year is a cumulative report for the entire year. This item passed without opposition.

5.2 Main Gate Lock Mechanism Modification

The main gate locking mechanism was changed to prevent the gate from being left unlocked intentionally by not inserting the chain into the lock shackle before removing the key. When operated properly, the new lock must be locked, thereby locking the gate, to remove the key.

5.3 2018 Key Issuance Policy (Attached Addendum to these Minutes)

The Board proposed Key Policy was reviewed and explained and opened for discussion. One Member proposed that Owners living full time in the subdivision should not pay the premium prices for keys 7 & 8. Another Member proposed that two free keys be issued instead of one.

The Board has determined that Key Issuance must be cost neutral for the Association and the only way to do this and keep key prices reasonable was to issue one free key to each Owner. The one free key also prevents the Association from restricting access on road easements to Owners having a right to those easements. A review of the 2013 Key Policy shows that no free keys were issued, keys were \$15 each, Members could get 6 keys and Owners that were not Members were limited to 2 keys.

After discussion was closed, the Board proposed 2018 Key Policy was placed for vote without changes and passed with a vote 35 for and 2 against.

5.4 Other Items

Invoices – A Member expressed concern over using the term Invoice on the notices sent by the Board for dues owed. The logic being that an invoice was a bill and not a contribution. Upon review of the By Laws, it was determined that

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the Board had the authority to set the amount of dues and to provide invoices to Members for dues owed. Dues were indeed owed therefore could be invoiced, but the section road fees were contributions and not necessarily owed. A motion was made to change the wording in the section road amount to suggested contribution on the invoice. This action was passed without opposition.

Annual Meeting Location – A Member asked for a discussion on the Annual Meeting being at Smith Ranch instead of in town. During the discussion both sides of the issue stating the reasons for that preference. A vote was called for and taken with 34 being in favor of a place in town with covered seating, parking and restrooms and 4 being in favor of the meeting being held somewhere in Smith Ranch.

Deed Restrictions concerning Small Cabins on North River Road

A Member expressed concern over residences being built that did not meet square footage requirements in the Deed Restrictions and these cabins being used for commercial purposes i.e. vacation rental property. It has been determined that the Association has no authority in Deed Restriction enforcement and that those issues should be addressed in accordance with the Deed Restriction requirements. All Members expressed general concern and most would be willing to help in legal remedies on an individual basis.

6.0 Director Election – Joe Liles is up for election

Director Joe Liles stated that he would not be seeking reelection. The floor was opened for nominations. Nancy Scoggins nominated Secretary Jayne Rayburn. Betty Hubacek nominated Bobby Glass, but Bobby Glass declined the nomination. Jayne Rayburn was elected to the vacant Director position without opposition.

7.0 Date of Next Meeting will be April 27, 2019 at 200p.

This information is an interpretation by the President and the Secretary of the Annual Membership Meeting held on April 28, 2018.

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

**Jayne Rayburn
Secretary**