

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

Location: Bill's Burgers - Lampasas

Time: 02:00p

Date: 04-24-2021

Directors & Officers

Rick Baxter	President, Director	Les Arnold, Director (absent)
George Scoggins	Vice President, Director	Johnny Baxter, Director
Jayne Rayburn	Secretary, Director	Dave Shine, Director
Shelia Norman	Treasurer	Director, Vacant Position

ITEM

1.0 Introductions, review since 2019, update on 2021 activities.

Members present signed in and were entered into donated door prize drawings. All Directors and Officers present along with their spouses were introduced. New Owners were asked to introduce themselves. There were 26 Members present at the meeting.

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)

	12/31/20	04/15/21
Main / Yancey	\$ 17,146	\$26,000 (\$7,000 paving)
North River	\$ 4,478	\$ 8,578
South River	\$ 3,515	\$ 4,015
Park	\$ 110	\$ 2,560
Mid	\$ 4,235	\$ 4,935
Cliff View	\$ 1,200	\$ 1,300
Sky Ridge	\$ 100	\$ 3,500
Rough Road	\$ 0	\$ 1,000
Keys & Stickers	\$ 7,160	\$ 7,255
Total	\$ 37,944	\$59,143

3.2 Other Information from Treasurer and Membership Report

Prior to the meeting there were 100 Members and Contributors. The special paving project had 93 donors as well.

4.0 Old Business

4.1 Road work

Work was being done on Main Road at the time of the meeting. Regular maintenance had been completed over the last two years as needed on Main Road and all section roads had received maintenance at least once during the same period. Heavy rain events had contributed to the poor condition of all roads. Section Road work is scheduled again during the late summer, early fall.

4.2 Web page listing for contractors

This item has been tabled for action due to insufficient response from the Members.

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4.3 Common Access Areas, signage, survey, etc.

Lot #19 has been marked by survey during the past year. Members were reminded about parking, road access and common access areas along the river roads.

5.0 New Business

5.1 Paving project at low water crossings

To date there have been over \$7,000 raised to pave the low water crossings on Main Road. This work is scheduled to be completed in the next 45-60 days. Luke Paving in Burnet will provide the paving services. At least 500 feet of double layer chip seal will be provided.

5.2 Update and status of 2019 unauthorized key

The owner that possessed and used an unauthorized Main Gate key has recently sold their property. The lock vendor that made the unauthorized key has provided 725 keys, 3 lock cylinders and \$4,500 to SRPOA. A general discussion of this topic resulted in no action being taken to change out keys at this time. There are approximately 10-12 unaccounted for keys and no regular or frequent reports of trespassers or vandalism. The consensus was to change out keys as scheduled in 2023 (5 years since last change out) and to discuss cost to Members for the change out at the 2022 Annual Member Meeting.

5.3 Other items brought to floor for discussion

An attending Member brought to the floor discussion about paying to have the common access areas maintained and improved. No action was taken, and all Members were encouraged to work toward improving all common access areas.

**6.0 Director Election – 2020 Expired Positions held by: Rick Baxter, George Scoggins and Vacant (these terms will expire in 2023)
2021 Position held by Jayne Rayburn**

Rick Baxter, Shelia Norman and Ludovic Harmon were elected as Directors with terms expiring in 2023. These positions were held over from 2020 due to no Annual Member Meeting. Jayne Rayburn was reelected with her term expiring in 2024.

7.0 Date of Next Meeting will be April 23, 2022 at 200p.

This information is an interpretation by the President and the Secretary of the Annual Membership Meeting held on April 24, 2021.

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

**Jayne Rayburn
Secretary**