

# Smith Ranch Property Owners Association

2366 N River Rd ♦ Lampasas, TX 76550

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## **Member Newsletter**

June 1, 2023

### **Lampasas County Appraisal District Smith Ranch Values**

By now most of you will have received your appraisal notices from LCAD for 2023. Throughout Smith Ranch, these values have risen exponentially in a single year and there appear to be discrepancies in values among similar properties.

To that end, owner/Member Kevin Condict is leading an effort of cooperative protests from Smith Ranch owners. If you are interested in more information in this combined effort, please contact Mr. Condict at 512-925-8486 or send him an email [condict7448@gmail.com](mailto:condict7448@gmail.com). Mr. Condict is attempting to engage a firm to represent Smith Ranch owners in a cooperative protest to these values.

Updates to this information will be posted in the kiosk at the Main Gate, on the Smith Ranch Owners Facebook Group Page and on the Smith Ranch Owners web site listed at the bottom of this letter.

### **Annual Member Meeting, Board of Director Meetings Updates**

Prior to the 2023 Annual Member Meeting, the Board of Directors conducted a called meeting to discuss the following:

1. Price increase for Main Gate Keys due to the increase in the cost of keys.
2. A procedure for issuance of Main Gate Keys by Area Wide Locksmith in Lampasas.
3. Proposing a barrier arm electric gate to the Members at Main Gate.

Update on the Annual Meeting:

1. Members were advised of an increase in the price of Main Gate Keys and a new procedure for issuance.
2. Updates were provided on road work.
3. The Members present were unanimous in moving forward with the electric barrier arm gate, security camera and light at Main Gate.
4. There was discussion and unanimous Member approval for the Board to consider an increase in Membership Dues for 2024 to cover increasing taxes, insurance and road expenses.
5. Rick Baxter, Shelia Norman and Ludovic Harmon were re-elected to the Board of Directors.

A regular meeting of the Board of Directors followed the Annual Member Meeting. The single item was the election of Officers. President Rick Baxter, Vice President Dave Shine, Secretary Jayne Rayburn and Treasurer Shelia Norman.

The minutes of each of these meetings is posted at the Main Gate Kiosk and the Smith Ranch Property Owners website.

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