

Smith Ranch Property Owners Association
Email: smithranchpo@gmail.com

Board Meeting Minutes
March 18th, 2017

Opening:

The board meeting of SRPOA was called to order at 10:00AM on March 18th, 2017 by Russell Duke.

Present:

Russell Duke, Cy Long, Don Norman, Joe Liles, Johnny Baxter, Wayne Heugatter, Craig Heffner, Jayne Rayburn, Sharon Long

A. Agenda

Treasurer Report, What to do with the roads, Keys, Newsletter for the Annual Meeting

B. Approval of minutes

There were no minutes from a previous meeting submitted for approval.

C. Treasurer Report

Cy Long presented a verbal treasurer report as follows:

Main Rd. Fund	\$17,099.00	
Revenue rec'd	* \$ 300.00	approx.
Expenses paid out	* \$ 700.00	approx. (includes taxes paid)

Designated road funds are as follows:

North River \$6460.00, South River \$2625.00, Mid-River \$685.00, Park \$985.00. Cliff View \$500.00, Yancy \$1825.00.

Estimated expenses yet to be paid are approximately \$700.00.

This amount includes insurance and costs for the annual newsletter mail out.

Bank Balance * \$30,000.00 approx.

D. Road Repairs

Russell opened the discussion on road repairs with a proposal submitted by the Smith Ranch road committee beginning with maintenance to Main Road first.

. Smith Ranch Road Repairs Spring 2017 Submitted by: Cy Long, George Scoggins, James Young, Rick Baxter 3-6-2017

1.Primary Repairs include the 1.0 mile segment from the end of the pavement to the abandoned in place cattle guard.

- a. Reclaim all possible road base by narrowing the road where drive-around have substantially widened the road and drawing up material that has washed previously into the ditches and berms.
- b. Cutting new ditches and cut outs to correct flow and drainage problems in sections where water is washing across road.
- c. Grade, smooth and center crown the road, especially in areas where fences, rock and other obstacles prevent ditching necessary to correct flow and drainage.

2. Secondary Repairs include the approximately 0.35 mile segment of road from the abandoned in place cattle guard to the last rise after two low water crossings in the area of "Buffalo Gaps".

- a. Reclaim all possible road base by narrowing the road where drive arounds have substantially widened the road and drawing up material that has washed previously into the ditches and berms.
- b. Cutting new ditches and cut outs to correct flow and drainage problems in sections where water is washing across road. This will include routing most of the water to cross the road in both of the low water crossings.
- c. Grade, smooth and center crown the road, especially in areas where fences, rock and other obstacles prevent ditching necessary to correct flow and drainage.
- d. Install additional material as needed in order to accomplish the tasks listed above.

3. As Time Allow Repairs include the approximately 1.5 miles from the end of the road work listed above to the "Y at Yancey Road" .

- a. Reclaim easily accessible washed out road base.
- b. Grade, smooth and center crown road to the extent possible in the time allotted.

Cost Associated with the above listed repairs:

CASE 865B 4WD Road Grader Rental (ASCO)	2 weeks	\$4,000.00
Operator Labor (James Young Lot Owner)	80 machine hours	\$4,000.00
Diesel Fuel	Approximately	\$1,000.00
<u>Road Material as needed (Vender and amount TBD)</u>		<u>\$3,000.00</u>
TOTAL SPRING 2017 REPAIR PROJECT NOT TO EXCEED		\$12,000.00

After a lengthy discussion and analysis of the materials to be used cost of base, rock, and labor, the board felt the proposed plan submitted by the road committee was the most effective way to repair the Main Road.

In the discussion of road materials, Wayne said he could not emphasize enough the the necessity to use 2-3" diameter rocks in low areas. The use of this size rock in low areas has already been proven to be successful.

Russell Duke made a motion to accept the SRPOA Proposal for Main Rd repairs with the modification of using 2-3" diameter rock in the low water areas.

Passed- 8-0

North River Road

North River needed base and rock as discussed by Cy Long and Craig Heffner.

To summarize it was felt that 10 loads (4) 2-3" rock and (6) base) would take of the areas needing attention for now.

A motion was made to spend up to \$2500. from the North River Road fund and property owners furnish the labor.

Passed-8-0

South River Road

Johnny Baxter indicated that most of the base was washed away at the main turn on South River Road. It was recommended that rock should be used in this area.

A motion was made to appropriate funds to buy 4 loads of 2-3" diameter rock out of the South River fund.

Passed-8-0

Mid River

The road crossing the Yancey Creek up to the main road at Mid River was in need of repairs.

A Motion was made to spend \$1000.00 out of the Yancey Creek fund to repair the approach from Yancey Creek to Mid River Rd.

Passed-8-0

E. Keys

The topic of changing the keys this year was explored and after a lengthy discussion it was decided not to make a key change this year.

Craig Heffner wanted to make everyone aware of the fact that the main gate was left opened recently. He posted a picture of the open gate on face book.

He felt contractors and workers were the problem. One contractor has a lock box in his mailbox with a gate key in it for his worker to use. He said that he was going to speak to the contractor about changing the lock box code.

F. Miscellaneous Business

Cy said that he had incurred a virus on his computer when he opened a flash drive that was part of the treasurer files provided by the previous treasurer. He respectfully ask if he could be reimbursed in the amount of \$125.00 for this repair

Russell Duke made a motion to approve the expense of \$125.00 to be paid to Cy Long for computer repair.

Passed- 8-0

Cy said that he had received many boxes of old records and documents. He ask if had permission to destroy them. It was suggested that he retain 7 years of business records and any deeds and maps. .

G. Annual Meeting Newsletter

Russell will be composing the newsletter and asked for additional information that should be included. The letter will go out around the first of May for June meeting.

The location for the annual meeting will be June 3rd at the Country Kitchen Restaurant in Lampasas. We will discuss an alternate location for the 2018 meeting at the annual meeting.

Wayne Heugatter wanted to add a subtle but firm appeal to recruit new members to be included in the newsletter. He felt 48% of the property owners bearing the burden of maintaining the roads was not fair.

Adjournment:

Meeting was adjourned by Russell Duke 11:30AM

Minutes submitted by: Jayne Rayburn-Secretary