

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

Location: Troupsie's - Lampasas

Time: 03:45p

Date: 06-03-2017

ITEM

Directors and Officers Present:

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

1.0 Officer Elections

Rick Baxter was elected President

George Scoggins was elected Vice President

Jayne Rayburn was elected Secretary

Cy Long was elected Treasurer

All positions were elected without opposition.

2.0 Previous Meeting Minutes Review

The previous meeting minutes were not reviewed.

3.0 Treasurer's Report

3.1 Fund Balances (figures rounded prior to meeting)

Main Account	\$ 19,587
North River	\$ 8,727
South River	\$ 2,775
Yancey	\$ 1,925
Park	\$ 1,835
Mid	\$ 985
Cliff View	\$ 600
Sky Ridge	\$ 200
Total	\$ 36,634

3.2 Other Information from Treasurer

Pending expenses are: \$2,000 for budgeted road work, \$726 for liability insurance.

Detailed financial statements will be available for period ending 06-30-2017 no later than August 15, 2017.

There are 22 owners that did not pay in 2016 that have paid in 2017 and follow up invoices will be mailed.

4.0 Old Business

None.

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5.0 New Business

5.1 Dam permit

Parties up river have applied for another permit for a channel dam. The email will be provided for distribution to all property Owners and posted.

5.2 Facebook SRPOA

Listed property Owners that have not joined SRPOA will be excluded from access to the SRPOA Facebook page. If that is not possible then the Facebook name will be changed to Smith Ranch Property Owners and not used for Association postings or business. Passed without opposition.

5.3 Owners Directory

An Owners Directory similar to the one sent out with the first dues notices will be posted on the web site and made available to all Property Owners. SRPOA Members will be denoted on the listing. Passed without opposition.

5.4 Director Term Discrepancy

By Laws state Directors will serve three year terms and be elected each year with three elected one year and two elected in subsequent years. Due to an appointment at some point in the past, there were four positions elected in 2017. Johnny Baxter agreed to serve this year and have that term be up for election again in 2018, thus returning elections to a 3-2-2 format in each three year cycle. Passed without opposition.

Don Norman stated that when his term expires in 2019, he will not seek reelection.

5.5 Road Work

George Scoggins was appointed Road Superintendent.

All road work, including section roads will be coordinated and planned through the Board with the Road Superintendent and Owners of section roads.

The Board will coordinate and assist Owners in obtaining material, equipment and operators for section road improvement. This would include obtaining quotes and negotiating with providers for specified work on section roads. James Young, SRPOA Member, has recently obtained equipment for hire to assist with this effort. Section road work will be budgeted with section road available funds.

General discussion to approve monthly maintenance funds in advance, no action taken.

South River Road has money approved and budgeted for improvements. Rick Baxter and George Scoggins will contact James Young and coordinate this work with Johnny Baxter.

Pavement on Main Road and pavement at the beginning of North River Road will be repaired in fall after base is placed to fill in the voids over the summer.

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5.6 Keys and Locks

Craig Heffner volunteered to maintain key logs and issuance and the Board concurred.

5.7 Lot #19 Common Lot and Lot #20

There was a discussion on the rights of access and boundaries at Yancey Creek along the road and at the river inlet. The Board authorized, without opposition, a survey of the lower portion of Lot #19. Rick Baxter would contact the owner of Lot #20 to discuss access options and boundaries.

5.8 Speed Limit Signage

Jayne Rayburn will provide two signs to be mounted on the Main Gate. One will be a 25 mph sign and the other will have verbiage to indicate that the roads are private roads maintained by SRPOA and speed courtesy would be appreciated. She will provide draft wording for approval and the signs will be provided at no cost to the Association.

5.9 Board Meeting Frequency

Rick Baxter advised the Directors of his intent for the Board to meet more frequently and that ample notice would be provided, unless of course, there was an emergency. The amount of Board items are too numerous and involved to only meet once a year.

6.0 Date of Next Meeting

No date has been set for the next Regular Meeting of the Board of Directors.

This information is an interpretation by the President and the Secretary of the Regular Meeting of the Board of Directors held on June 03, 2017. Directors should report any discrepancies to the President no later than June 10, 2017 or these minutes will stand as recorded.

R. L. "Rick" Baxter
President

Jayne Rayburn
Secretary