

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

Location: 2402 North River Road

Time: 02:00p

Date: 09-09-2017

ITEM

Directors and Officers:

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 Previous Meeting Minutes Review

No changes to previous meeting minutes.

2.0 Treasurer's Report & Membership Update

2.1 Fund Balances (figures rounded prior to meeting)

Main Account	\$ 20,658.12
North River	\$ 9,751.68
South River	\$ 2,250.00
Yancey	\$ 1,925.00
Park	\$ 2,360.00
Mid	\$ 1,185.00
Cliff View	\$ 700.00
<u>Sky Ridge</u>	\$ 200.00
Total	\$ 39,029.80

2.2 Membership Update

Paid Members to date: 114
Unpaid Owners to date: 053
Total Owners: 167

3.0 Old Business

3.1 Speed Limit Signage

The Board thanked Jayne Rayburn for the speed limit and information sign donation. The signs have been installed at the Main Gate.

3.2 Facebook SRPOA

As previously approved by the Board, listed Owners that have not joined the Smith Ranch Property Owners Association have been removed.

3.3 Owners Directory

An updated Owners Directory was presented to the Board. President asked Directors to review the list for Owners that each Director might know and to contact the Owners that had not paid and solicit input to determine why they had not joined the Association.

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3.4 Key Change Out and new Key Policy

The Board approved without opposition to change the keys to the Main Gate at some point after January 1, 2018 and to time the change out with the April General Membership Meeting.

The Board also approved without opposition a Key Issue Policy that will be distributed to the Membership during mail out for the meeting. General details include that one key will be distributed without charge to listed Owners and that SRPOA members will receive a discount for additional keys purchased.

President has been working with Lock Vendor to modify the gate locking mechanism that would require the gate to be closed in order to remove the key. New mechanism must accept the type of keys currently being used.

3.5 Road Work

The following funds were approved without opposition for work on listed roads:

Main Road	\$6,000.00
Main Road Pavement	\$1,000.00
North River Road	\$5,000.00
Yancey Road	\$1,000.00
Park Road	\$1,500.00
Mid River Road	\$ 550.00

Work would proceed sometime after the middle of October as material became available and some amount of rain fell to provide moisture on the roads.

Work sequence would be North River Road, Main Road Pavement, Yancey Road, Mid River Road, Main Road and then Park Road.

3.6 Lot #19 Common Lot and Lot #20, Lot #41, Lot #165

After inspection of Common Lots #19 and #41, it was determined that the lots would need some clearing prior to having the Lots surveyed. The goal will be to have Lots cleared, surveyed and marked prior to white bass season.

4.0 New Business

4.1 By Laws Review

By Laws were distributed to all Directors for review and becoming familiar with the duties of each office and Director responsibilities.

5.0 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 September 09, 2017. Directors should report any discrepancies to the President no later than September 19, 2017 or these minutes will stand as recorded.

R. L. "Rick" Baxter
President

Jayne Rayburn
Secretary