

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

Location: Troupsie's - Lampasas

Time: 02:00p

Date: 04-27-2019

Directors / Officers

Rick Baxter / President

Les Arnold

George Scoggins / Vice President (absent)

Johnny Baxter

Jayne Rayburn / Secretary

Don Norman

Cy Long / Treasurer

ITEM

1.0 Introductions, review of 2018, update on 2019

Members were asked to sign in and receive voting cards designating having paid 2019 Annual Dues. There were 22 Members present. There were 30 – 40 people in attendance including new Owner Cliff Turner and the Lunas, prospective Owners.

All serving Directors and Officers were introduced. President Rick Baxter presented outgoing Director Don Norman with a plaque, donated by the Rayburn family, recognizing 20 plus years served on the SRPOA Board of Directors.

A review of 2018 included:

October 2018 major flood and the damage caused to roads.

Change out of keys in 2018, with all but one Owner receiving new keys.

Membership increasing from 120 in 2017 to 126 in 2018.

9 Owners contributing to roads without joining the Association.

101 Owners donating to Section Roads.

Road work completed on every road in Smith Ranch during 2018.

Throughout the meeting donated door prizes were given to three Members. These door prizes included gift cards and a new fishing rod donated by the Rayburn family.

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)

	12/31/18	04/27/19
Main / Yancey	\$ 21,732	\$ 26,627
North River	\$ 5,888	\$ 5,643
South River	\$ 2,765	\$ 2,565
Park	\$ 35	\$ 1,685
Mid	\$ 2,285	\$ 2,835
Cliff View	\$ 900	\$ 900
Sky Ridge	\$ 315	\$ 1,265
Keys & Stickers	\$ 2,391	\$ 2,156
Total	\$ 36,311	\$ 43,676

3.2 Other Information from Treasurer and Membership Report

There were 86 paid Members prior to the start of the Meeting.

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4.0 Old Business

4.1 Road Work

Pavement repair on Main Road toward North River Rd is complete, using 25 tons of cold mix asphalt. Owners contributed an extra \$6,500 for North River Rd repairs after the 2018 flood. Main Road maintenance work would be done in late spring or early summer as needed.

4.2 Key Change Out

Keys were changed out during the spring of 2018. The Change Out was revenue neutral and no road funds were used to complete the change out.

5.0 New Business

5.1 Parking on the River Roads

Members were reminded that parking is not allowed on another Owners property. Any concerns of this nature should be reported to the law enforcement. The Association nor the Board of Directors have any authority with regards to property rights belonging to individual Owners.

5.2 Web page for contractors on Smith Ranch Web Site

Member Richard Harwell asked about a page on the Web Site for Members to list Contractors that had been used in Smith Ranch with positive outcomes. President Rick Baxter stated that was an Agenda item for the meeting of the Board scheduled after the Annual Meeting. After some discussion it was determined that an effort would be made to get this completed.

6.0 Director Election

Les Arnold	Reelected without opposition
Johnny Baxter	Reelected without opposition
Don Norman did not seek reelection. Tim Collins nominated David Shine and the nomination was seconded by George Whitaker. There were no other nominations and David Shine was elected without opposition.	

7.0 Date of Next Meeting will be April 25, 2019 at 200p.

All Members present agreed that the meeting be held at Toupie's again.

This information is an interpretation by the President and the Secretary of the Annual Membership Meeting held on April 27, 2019.

R. L. "Rick" Baxter
President

Jayne Rayburn
Secretary