

Smith Ranch Property Owners Association

Annual Board Meeting

Location: Bills Burgers, Lampasas, TX

Time 2:00PM

Date: 04-23-2022

Directors & Officers

Rick Baxter	President, Director	Johnny Baxter	Director
Les Arnold	Vice-President, Director	Dave Shine	Director
Jayne Rayburn	Secretary, Director	Ludovic Harmon	Director
Sheila Norman	Treasurer, Director		

1.0 Introductions

Officers and Board of Directors were introduced, and members were asked to register and pick-up a voting card to be used for voting and door prizes.

The Bluffs at Yancey Creek

It was discussed that a representative from BYC was invited to give a presentation on the subdivision located just outside the Main Gate of Smith Ranch. No representative was present, and Director Baxter provided an update on the status of the development. The development was now going to be divided into 25-30 larger tracts instead of the original 125 tracts of 10 acres. The developer will have access to Smith Ranch and at this time has stated that the owners of the subdivision tracts would not be seeking access to Smith Ranch.

Lee Hubbard, the Smith Ranch developer, was introduced and gave an overview on the history of Smith Ranch.

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)

Main Account	\$20,694	North River	\$ 13,578
South River	\$ 4,565	Mid River	\$ 5,935
Park	\$ 3,560	Rough Rd.	\$ 1,000
Cliff View	\$ 1,700	Sky Ridge	\$ 3,200
Keys/Stickers	\$ 6,591	Total	\$ 60,822

3.2 Other Information from Treasurer and Membership Report

Total Members paid 2022 to date was 87 and Members present today was 34. New Owner Members were introduced.

4.0 Old Business

4.1 Paving Project 2021

Director Baxter thanked all contributors for the success of the Buffalo Gap paving project.

4.2 Main Road and Section Roads

Main Road work has been delayed due to coordination of materials, equipment, labor and moisture. The intent is to work on Main Road if supply demands ease during late summer or early fall. Section road property owners were encouraged to coordinate work on their prospective sections with funds provided from their portion of the SRPOA account.

5.0 New Business

Main Gate Key Change-out schedule and policy recommendation

The Board of Directors recommended that Main Gate keys be changed this summer due to the number of properties that have been sold over the last 2-3 years. The Board further recommended that the 2018 Key Policy be amended to include a 50% discount to Owners over the previous amounts. After a discussion by the attending Members a motion was made as follows:

Each Owner would be issued 2 keys at no charge, keys 3-6 would be issued for a fee of \$20 per key, keys 7-8 would be issued for a fee of \$50 per key. No Owner would be issued more than 8 keys total. Key issue fees would be used for Main Road maintenance and improvement.

This motion was seconded and carried by unanimous vote of all Members present.

6.0 Director Elections

Directors Les Arnold and Johnny Baxter advised the Members that they would no longer serve on the Board. Director Dave Shine, Rion King and David Humiston were nominated to fill the seats up for election this year and all were elected by unanimous vote of the Members present.

7.0 Date of Next Meeting will be April 22, 2023 at 2:00 p.m.

This information is an interpretation by the President and the Secretary of the Annual Membership Meeting held on April 23, 2022.

**R. L. "Rick" Baxter
President**

**Jayne Rayburn
Secretary**