

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

Location: 2341 S. Hwy 281, Lampasas TX 76550 Time: 02:00 p.m. Date: 04-22-2023

Directors & Officers

Rick Baxter	President, Director	Ludovic Harmon, Director
Dave Shine	Vice President, Director	Dave Humiston, Director
Jayne Rayburn	Secretary, Director	Rion King, Director
Shelia Norman	Treasurer, Director	

These minutes represent the actions taken or discussed by the Members of the Association during the Annual Member Meeting.

1. Call to Order.

There were a total of 35 Members present. All Directors were present.

2. Introductions and welcome.

Directors were introduced. Rick Baxter recognized James and Rosie Young for their work on the roads and trimming trees and Ty Eggemeyer for his donation of use of a vibratory roller on all of the roads. A moment of silence was observed for Mr. Lee Hubbard, developer of Smith Ranch, who passed away in early March. David Luna donated three pieces of wood art for door prizes. The entire group sang Happy Birthday to Mr. Lavigne Whitaker celebrating his 94th Birthday.

3. Treasurer's Report.

Fund Balances (figures rounded)

	12/31/22	04/15/23
Main / Yancey	\$ 12,992	\$ 23,531
North River	\$ 8,362	\$ 10,732
South River	\$ 4,965	\$ 4,965
Park	\$ 1,460	\$ 2,160
Mid	\$ 6,235	\$ 6,085
Cliff View	\$ 1,800	\$ 1,950
Sky Ridge	\$ 3,400	\$ 3,800
PR 1388	\$ 1,800	\$ 2,050
Keys & Stickers	\$ 5,104	\$ 4,313
Total	\$ 46,118	\$ 59,586

4. Membership Report.

There were 135 Members and contributors in 2022 and 100 Members and contributors to date for 2023. There was a discussion of an increase in SRPOA dues for 2024 to cover the increasing cost of material, fuel and labor. There has never been an increase in dues. The Members present at the meeting were favorable toward an increase to be implemented by the Board of Directors in accordance with the Association By Laws.

5. Bluffs at Yancey Creek, no known progress.

The update provided from recent contact with developer indicated the project would be moving forward, just at a slower pace. This included paving the Main Gate and the widening of CR 1287.

6. Road Work Update.

Substantive work on Main Road and most section roads was completed during late 2022. The Members were provided notice that the Association had purchased a motor grader for use on all roads. Section road owners were advised that individuals on section roads were responsible for tree trimming required for dump truck and motor grader operations.

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7. Update Members on revised Main Gate Key Issue procedures.

Revised Key Issuer procedures were explained to the Members. No keys would be issued via mail or delivery and all keys would be issued at Area Wide Locksmith in Lampasas.

8. Update Members of increase to price of keys issued to Main Gate.

The 2022 Key Issue Policy has been revised to reflect the increased cost of keys to the Association. Key #1, free, Key #2-6, \$30 each and Key #7-8 \$50 each.

9. Discussion regarding security enhancements to Main Gate.

The Board of Directors presented the Members with a proposal to install a barrier arm electric gate with key fob reader, free exit, security camera and light at Main Gate. The pros and cons of the new system when compared to the existing system were reviewed and discussed. In general, the one-time cost of the new system was equal to what it cost each time keys are changed (every 4-5 years) and that periodic change outs would be eliminated.

During this discussion, there was unanimous support from the Members, and it was decided that the Board would move forward with more details, policies and procedures for this project. The Membership will be notified of a Called Meeting of the Board of Directors for discussion and action on this project. The consensus of the Members and Directors was to move forward sooner rather than later with the project.

10. Director Elections, terms expiring 2023, Rick Baxter, Ludovic Harmon, Shelia Norman.

Rick Baxter, Ludovic Harmon and Shelia Norman were nominated from the floor to serve as Directors. There were no additional nominations for any of these three positions and each were elected by unanimous vote of the Members present.

11. Date of next Member Meeting, April 27, 2024 at 2:00 p.m.

12. Adjourn

R. L. "Rick" Baxter
President

Jayne Rayburn
Secretary