

**BOARD OF DIRECTORS
CALLED MEETING - MINUTES
SMITH RANCH PROPERTY OWNERS ASSOCIATION**

Location: 2341 S. Hwy 281, Lampasas TX 76550 Time: 1:00 p.m. Date: 04-22-2023

These minutes represent the actions taken or discussed by the Board during a Called Meeting of the Board of Directors.

1. Call to Order. Establish Quorum

All Directors were present.

2. Update Board on amended key issue procedures for Main Gate.

Rick Baxter provided an update to the key issue procedures. All key issue requests will be fulfilled by owners receiving instructions from SRPOA that include key issues being completed at Area Wide Locksmith in Lampasas. Keys will no longer be issued via delivery or mail. Sample instructions were provided to the Board.

3. Discussion and action to increase the price of keys issued to Main Gate.

Keys now cost \$25 dollars for the Association. The 2022 Key Issue Policy has been revised to reflect Key #1 to a new owner is free. Issued Keys 2-6 will cost owners \$30 each and Issued Keys 7-8 will cost owners \$50 each.

4. Discussion regarding security enhancements to Main Gate.

Rick Baxter presented a proposal for the Board to consider recommending an electric barrier arm gate, operated by passive fobs for entry, free exit to include a security camera and light at Main Gate. There was a discussion of increased security needs, cost of existing style of keys, safety concerns for exit and eliminating the change out of keys every 4-5 years. The one time cost of this project would be similar to the cost of changing the existing keys 4-5 years.

5. Board recommendation to Members at Annual Meeting regarding security enhancements to Main Gate.

The Board of Directors voted unanimously to provide this information to the Members. The feedback from the Members present at the Annual Meeting would determine whether or not the Board would move forward with this project.

6. Adjourn

R. L. "Rick" Baxter
President

Jayne Rayburn
Secretary