

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

**Location: 2341 S. Hwy 281, Lampasas TX 76550    Time: 02:00 p.m.    Date: 04-27-2024**

**Directors & Officers**

Rick Baxter	President, Director	Ludovic Harmon, Director
Dave Shine	Vice President, Director	Dave Humiston, Director
Shelia Norman	Secretary, Director	Jayne Rayburn, Director (absent)
Amber Fullmer	Treasurer	Rion King, Director (absent)
Shelia Norman	Treasurer	

**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 36 Members present. There were four proxy assignments.

**2. Special Presentation**

Lampasas Friends of the Night Sky representative Mike Watson provided information regarding reducing, removing and prevention of light pollution as development continues in this part of Texas.

**3. Introductions and welcome.**

Attending Members introduced themselves and their guests.

**4. Treasurer's Report.**

**Fund Balances (figures rounded)**

	<b>12/31/23</b>	<b>04/27/23</b>
Main / Yancey	\$ 27,793	\$ 32,262
North River	\$ 12,581	\$ 16,681
South River	\$ 5,415	\$ 5,915
Park	\$ 1,885	\$ 2,236
Mid	\$ 6,385	\$ 7,260
Cliff View	\$ 2,050	\$ 2,300
Sky Ridge	\$	\$ 600
PR 1388	\$ 2,050	\$ 2,050
Keys & Stickers	\$ 3,930	\$ 3,930
Total	\$ 62,089	\$ 73,234

**5. Membership Report.**

There were 134 Members and contributors in 2023 and 100 Members and contributors to date for 2024. Members were notified that 2025 membership in SRPOA would require a minimum contribution of \$250 of which \$100 paid by Members on section roads would be dedicated to work on the respective section roads.

**6. Bluffs at Yancey Creek, update.**

The subdivision plat had been approved by Lampasas County. No known sales have been closed and the main entrance has been relocated to the south on Burnet County Road 105.

**7. Road Work, update.**

Members were made aware that Yancey Road maintenance work was funded from the Main Road fund. This practice has been in place for several years. 2024 work scheduled includes Yancey Road and the paved hills on Main Road and Yancey Road. Members were advised that funds for the paving repairs would come from Main Road, South River Road, Mid River Road and North River Road as determined by the Board of Directors.

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**8. Discussion regarding security enhancements to Main Gate.**

Rick Baxter advised the Members the reasons for delays to this project:

- Substantial increase in the estimate for electrical service from Hamilton County Electric Cooperative.
- Acquiring the utility easement and commitment of cost sharing from James Kerby.
- Significant changes to leadership of SRPOA.

The Board has voted to move forward with this project provided that funding does not inhibit continuing the necessary work on Main Road. Two Members stated that the Main Gate has functioned in the current design for 20 years. Rick Baxter advised the Members that future development or safety issues could cause the change supported by the Board of Directors.

**9. Director and Officer changes.**

Rick Baxter reminded the Members that he would resign his unexpired Director position during the next few weeks upon completion of the meeting cycle for 2024 and that Amber Fullmer had been appointed by the Board to fill that position until it expired in 2 years. The Members were also reminded that Shelia Norman would be Secretary and that Amber Fullmer had been appointed as Treasurer.

**10. Director Elections, term expiring 2024, Jayne Rayburn.**

Pete Egan was nominated and elected to replace Jayne Rayburn who chose not to seek reelection. Rick Baxter thanked Jayne Rayburn for her service as Secretary and Director for the past 8 years.

**11. Recognitions and Presentation.**

Rick Baxter thanked previous Directors and Officers that had served during his time on the Board. This included Johnny Baxter, Les Arnold, Don Norman, Joe Liles, George Scoggins and especially Cy Long and Jayne Rayburn.

Dave Shine and Shelia Norman presented Rick & Sheri Baxter with a commemorative map of Lampasas County in appreciation of the work and effort each had put in during the previous eight years.

**12. Date of next Member Meeting, April 26, 2025 at 2:00 p.m.**

**13. Adjourn**

**Dave Humiston**  
President

**Shelia Norman**  
Secretary