

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

Date: 05-10-2025 Time: 1:00 p.m. Location: 1496 CR 1287, Lampasas TX 76550

THESE MINUTES REPRESENT THE ACTIONS TAKEN OR DISCUSSED BY THE BOARD OF DIRECTORS DURING THE CALLED MEETING.

1. Call to Order. Establish quorum.

All Directors attended the meeting. Rion King participated via Facetime. General Manager Rick Baxter was present.

2. Review and consider an extension of the management contract for the Association.

Board President Joe Gordy recommended extending the contract for General Manager Rick Baxter until December 31, 2025, at the current rate of \$150 per month prorated. After discussion, this action was approved unanimously.

3. Review and consider the specifications, budget and management for the remaining work on security enhancements to the Main Gate.

General Manager Rick Baxter provided an update on the project including the remaining work to be done and cost estimates to complete the work. The remaining work to be completed included installation of the barrier arm gate and distribution of security credentials to the owners. After discussion of the details, President Joe Gordy recommended to the Board that Area Wide Locksmith be selected as the contractor and that Rick Baxter serve as Project Manager for the Association. This action was approved unanimously. The estimated completion date for the barrier arm gate to be placed into service is August 1, 2025.

4. Review and consider the current Key Issue policy as related to the issuance of fobs for electronic entrance into Smith Ranch at the Main Gate.

General Manager Rick Baxter provided information on the past and current Key Issue policies. A proposed security credential policy was discussed. The Board unanimously approved the following modifications:

- Credentials #2-#8 will be issued for \$30 each.
- Replacement credentials will be issued for \$15 each.
- Credentials will not be transferable from owner to owner.
- A revised security credential policy will be provided to all owners.

5. Review and consider the administration and costs of the Smith Ranch Property Owners web page.

Past Director Dave Shine has maintained the SRPOA website for several years, donating his time and the cost of the website. At his request, President Joe Gordy assigned the tasks of learning how to update the current website and creating a new website maintained and paid for by the Association to VP Pete Egan and Director Cliff Turner. Director Egan stated that these tasks should be accomplished not later than July 1, 2025.

6. Adjourn

**Joe Gordy
President**

**Amber Fullmer
Secretary**