

## **Member Newsletter**

February 9, 2026

### **Annual Member Meeting Scheduled**

The Annual Member Meeting will be held on Saturday April 25, 2026, at 2:00 p.m. at Putters & Gutters, 2341 S. Hwy 281, Lampasas TX 76550. The agenda for this meeting will be posted in accordance with the Bylaws of the Association at smithranchtx.com and in the Main Gate kiosk. Tentative agenda items include Director elections, General Manager report, road work update, State Park exhibits and discussion.

### **2025 Highlights**

Every Member, Director, Officer and contributor to SRPOA deserves credit for a successful 2025. All 173 owners in Smith Ranch benefited from the overwhelming support from 148 Members and Contributors that made the items listed below possible:

- SRPOA property taxes lowered by \$1,500 each year.
- Main Gate automated entry and security system project self-funded and completed.
- Record Members, 138, resulting in \$4,000 of additional dues.
- Record Contributors, 148, resulting in \$10,700 flood damaged road repair funds.
- Record Dues and Contributions totaling \$47,000.
- Reserve Balance of approximately \$20,000 maintained.
- Contracted for General Manager services.

### **Board of Directors called Meeting February 1, 2026**

There was a called meeting of the Board of Directors with the main topics of increasing annual dues from \$250 to \$300, continuation of General Manager contracted services and adopting the 2026 Budget. There were four budgets for the Board to consider:

- Dues remain \$250 Director volunteer work \$ 3,350 year-end balance.
- Dues remain \$250 contracted General Manager \$ 5,400 year-end balance.
- Dues increase \$300 Director volunteer work \$ 8,850 year-end balance.
- Dues increase \$300 contracted General Manager \$11,650 year-end balance.

The Board was advised that at least \$14,000 in paving repairs would be required in 2026 and a reserve balance of at least \$10,000 should be maintained for emergency road repairs. Continuation of General Manager services would result in improved financial condition, efficiency of operations, and accountability likely not to be accomplished with volunteer Director Labor. Discussions concluded and the following actions were taken:

- Annual Member Dues increase to \$300 from \$250. Vote was 7-0.
- Continuation of General Manager contracted services (list of duties enclosed) through June 30, 2026, for \$2,700 for an estimated 108 hours of work at \$25 per hour. Vote was 6-1.
- Adopted the proposed budget (enclosed) that included dues increase to \$300 from \$250 and continuation of contracted General Manager services. Vote was 6-1.

### **Post Oak Ridge State Park Update**

TPWD has stated during meetings, conversations, and public presentations that there is no plan to allow public access through Smith Ranch Main Gate and no planned development north of Yancy Creek. SRPOA has submitted two separate requests for short term repairs and long term maintenance for the paved portion of Main Road at the low water crossings and Yancey Road from Main Road to Yancey Creek. TPWD park staff are supportive of both requests and SRPOA should receive an update in February.

**Members may request information, submit questions or concerns to [smithranchpoa@gmail.com](mailto:smithranchpoa@gmail.com) and visit [smithranchtx.com](http://smithranchtx.com) for more details on the business of Smith Ranch Property Owners Association.**

Joe Gordy  
President, SRPOA

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