



BOD MEETING
February 18, 2023 9:00AM
Ranch House
Minutes

- **Call to Order 9:00am**

Attendees: BOD –Matt Kunz, Janice Stevenson, Sam Thomason, Caitlin Hitt and Andy Matthews.

Old Business

1. Consideration of Minutes – January 2023 BOD Meeting Minutes

- Caitlin motioned for approval, Matt seconded, all in favor, Approved.

• **Management Reports**

1. Director of Operations Report – Sam Thomason

- Ranch Operations Update
 - The water line project from the cooler to the other side of stands 1/3 area was completed, thank you Sam and Jose
 - Tree in ditch behind ranch house as well as other dead trees along road will be cut up by Jose, Andy to assist.
 - Burn piles by the gun range have been burned, thank you Jose.
 - Gate code will be changes in the coming weeks.
 - Road Boss will be evaluated for work on interior roads as well as best use on main roads.
 - New Used Ranger has been purchased for the Ranch.
 - Fences continue to be driven by Jose and Sam, three problem areas have been identified for varmint access.
 - i. Snares have been put up.
- Road Work Project
 - Bids were reviewed by Double L Construction and GP Construction.
 - Based on the bids and clarifications provided
 - Sam motioned, Janice seconded, all in favor approving a NTE of \$6,500 to remain both hills, potholes and other problem areas as step one of the road work.
 - Additional road base material and scheduled maintenance for the roads will be completed as a second step.
 - Awarded contractor will put in the mailbox u-turn as well.
- Work Day Recaps
 - 23 people came out for the workday!
 - Thank you- Brandon V, Robert V, Wesley H, Caitlin H, John K, Andy M, Mike S, Haylee G, Janice S, Dave S, Russell J & friend, Brandy V, JD Q, Allen R, Matt K & friend, Wendy K, Kim H, Justin H, Bob L, Rodney H, and Sam T.

- Stand 16 fence line was completed, broken box blind was broken down, stand 9 was worked on, and the front flower bed rocks were moved.
- **Next workdays are scheduled for: March 25th, April 15th, and May 20th**
- Future work day work will include relocating grain silos to the gun range, taking down small fence section on other side of 16 field (by cattle pens), stand maintenance, mowing and removing fencing along stand 21.

2. Treasurer's Report –

Janice Stevenson

- Checking Account- \$7,450.00
- Deer Breeding Account- \$23,097.39
- Exotic Fund Account- \$2,410.02
- Money Market Account- \$148,848.79
- All account balances are as of 1/31/2023
- Dues:
 - One outstanding owner owes on dues.
 - Lot 68 is in the process of being sold, once that is finalized the Board will request back dues from the county

Action Items: Sam to connect with Jose on cutting down dead trees. Sam to confirm with Jose he knows how to update gate code. Sam to connect with Jose on Road Boss. Sam to get road work scheduled and get proof of insurance.

• **Committee Updates**

1. Architect Committee

Taylor Stone

- Request to finalize a new form with updated volunteers.
- Matt to connect with Taylor on adding language to put an expiration on approved ACC plans for future construction projects.
 - Approvals could always be renewed through the ACC if projects ran over.

2. Wildlife Committee

Wesley Hitt

- Whitetail and exotic season is over.
- Coyote traps are still out.

3. Gun Range Committee

Brandy Vance

- The range is open for rifles and pistols.
- 2 areas have been identified with stakes for the concrete slabs for skeet shooting set ups.
 - \$1,000 is within budget for concrete work
 - Concrete company will get with Brandy prior to pouring.
- Gun Range committee will need to align on road access coming from stand 3 given new layout
- It is not recommended to completely close off road to stand 3 area as other road can wash out with heavy rain.
 - Look into putting up a chain and sign on road from stand 3 area.

4. CC&R Committee

Gary Beavers

- Per Gary who could not make the meeting- *The revised survey has been sent to the committee and BOD. Input requires a few tweaks and should be ready to send out to the community. Matt has offered to help set up a survey monkey and get it distributed to the POA. He would like to have this in everyone's hands for at least 2 weeks of reviews and responses. Also 2 weeks to analyze and compile the data before a POA meeting occurs. If CCR committee can present*

collected data and have a public discussion he can see 1 week to make modifications and be ready to send out for vote.

- BOD inbox did not get the revised Survey, Matt to follow up.

Action Items: Matt to get with Taylor on AC form update. Caitlin to coordinate concrete pours with Brandy. Matt to connect with Gary of revised ACC survey. Janice to update ACC form in JOT.

New Business

- Finalize WCC role for 2023 Board
 - Wesley Hitt got 32 yes and 0 no votes to be the WCC for the next year.
 - Thank you for your time volunteering for that role.
- **Wildlife Management Annual Reports are due March 1st** Board
 - Board has sent email to help complete the form.
 - Each owner must complete a form for their private lots.
 - If you fail to submit this form your ag exempt benefit is at risk.
 - Caitlin has submitted the form for the Preserve.
- Attorney to act as the managing agent Board
 - Janice motioned, Caitlin seconded, all in favor of the attorney acting at the Agent for the ranch with new sales of lots/houses.
 - This cost a one-time fee of \$200 for him to be named the agent and then an expense to the buyer that is worked out during closing.
 - Allows for attorney to provide all required paperwork to new owners and get sign off on Ranch documents.
- Update on Post Office Box Installs Board
 - Concrete work has been quoted
 - Jose will stake area this week and TXDOT will come out to approve.
 - TXDOT to remove the current posts and existing mailboxes along the road post installation of the postboxes.
 - The postmaster has requested that we put a tote behind the postbox units for larger boxes so owners do not have to go to the main box office.
 - There are two larger compartments for packages on each postbox unit as well.
 - Once concrete is poured and set postboxes will be installed.
 - Meridian Postmaster will provide keys to each private box once the units are installed.
- Next Board Meeting Board
 - Board Meeting to be held week of March 23rd likely via Zoom.

Action Items: Janice to get with attorney on setting up Agent role.

Ratification of Actions Take Between Meetings

1.
First: Second: Vote:

2.
First: Second: Vote:

3.

First:

Second:

Vote:

Adjournment at 9:55am