

LATIGO RANCH POA
ANNUAL MEETING MINUTES
Latigo Ranch Property Owners Association
10655 Hwy 46
Pipe Creek, Texas 78063

LOCATION/TIME

Pipe Creek VFD Bingo Hall, 1378 FM 1283, Pipe Creek, TX 78063 @
10:00 AM, Saturday, May 31, 2025

AGENDA

Board in Attendance: Chris Hansen, Clay Haverland, Lee Erickson

1. Call to order: Meeting was called to order by Chris Hansen at 10:02 a.m.
2. Proof of due meeting notice: There is proof of due meeting notice.
3. Quorum of owners required, including by proxy: Quorum of owners met.
4. Announcement that Availability of voting list was produced.
5. Treasurers report: As of May 31, 2025, there is \$37,666.89 in the Operating account and \$49,189.56 in the road fund.
6. There was a disposition of minutes of the last meeting of members. All in favor and approved.
7. Reports of Officers. Clay thanked the owners for coming out to the meeting for the benefit of the POA community and to carry out the business of the POA. He will post the meeting minutes on the website. Also, the POA purchased a trimmer for the grounds.

Lee reported that repairs on Blevins Pass were completed by uprooting, grading and dumping debris. The contractor chosen was not the lowest bid but his was the one that included the uprooting, which will eliminate the cause of the road disruptions. Clay will do some road patches as he has done in the past, as the prior patches are holding.

Lee and Clay reported that the water company was exceptionally good to work with in the recent break and that the repairs were timely, well done and that water company personnel kept in contact throughout the process.

Lee will contact the water company about paving the road to the water tanks because of mud and sinkhole issues when the rains come.

8. Unfinished business: There was no unfinished business.

9. New business: The issue of speeding through the community over the limit of 30 mph was brought up. Residents are strongly encouraged to watch their speed and advise any visitors/contractors to do the same. A resident noted that he has a good vantage point to observe vehicles on Latigo Blvd and that there are some drivers regularly driving 40-50 miles per hour. Clay emphasized again that the only alternative is to install speed bumps, which no one wants but which would ensure greater safety for all.

10. Nomination of Directors and Architectural Control Committee (ACC) members. Clay Haverland is running for the Board of Directors. Andy Squires, Dennis Zaferis, Sandi Robinson, Kathy Fandel and John Alonzo are running for positions on the ACC. Nominations were called for from the floor. There were none.

BOD Nominee Clay Haverland spoke, as did ACC Nominees Dennis Zaferis and John Alonzo. Brandi Wright spoke on behalf of ACC Nominee Kathy Fandel in Kathy's absence.

Members Terry Pinkston, Sandra Cole and Laura Sherron volunteered and were accepted to count the vote.

11. Ballots were distributed, collected and then tallied during a short intermission.

12. The winning candidates were announced: Clay Haverland for the BOD and John Alonzo, Dennis Zaferis and Sandi Robinson for the ACC.

13. Closing comments from the Board: Clay asked the members to support the Pipe Creek Volunteer Fire Department and perhaps include them in our annual giving plans. They are a 501(c)(3) nonprofit organization. The website for PCVFD is www.pipecreekvolfire.org. Other ways to support them are by paying the annual invoice, giving at the occasional boot drives on Highway 46, and attending the annual barbecue and marketplace. At least two Latigo Ranch members are also volunteers for the PCVFD.

Chris suggested and the Board agreed that it might be helpful to the members to have contact information for the contractor who did the work on Blevins Pass. While not endorsing this contractor in any way, the information offered is: Matt Johnson, MJ Construction, 210-379-7805.

The Board thanked the members for attending the meeting.

14. Adjournment: The meeting was adjourned by Chris Hansen at 10:45 a.m.

Submitted for approval this 9th day of June 2025.

Anne Black
Secretary to the Latigo Ranch Board of Directors