

# **LATIGO RANCH POA BOARD of DIRECTORS MEETING JULY 20, 2015**

**The meeting of the Latigo Ranch POA was called to order at 3:07 PM by POA President, Jim Estes. The following board members were present: Jim Estes, Dennis Zaferis, Clay Haverland, Martina Pena & Jim Stokes.**

**The below items were discussed at the meeting with the discussion items noted. The meeting was adjourned at 4:47 PM**

## **AGENDA ITEMS**

1. Discussion of lots with delinquent dues
  - We still have 4 lots with delinquent dues, 3 lots have liens filed, a lien will be filed on the lot that still hasn't paid.
2. Budget discussion
  - The current budget is on track, no changes are needed at this time.
3. Road conditions and need for repairs
  - Jim Stokes will look into a product called DURA PATCH. Jim Stokes will look into getting the cost of repairs from the driveway contractor he is going to use for his driveway.
4. Implementation of \$500 building fee
  - All future construction will be assessed the fee, the fee is also due for all construction approved after 11/15/14, the approval date of the fee assessment. The fee is not applicable to homes approved prior to that time, but those owners are welcome to pay the fee to help subsidize the road maintenance fund.
5. Discuss the Architectural Control Committee process, needs better tracking
  - Plans will be submitted to Jim Estes or Dennis Zaferis, and distributed for approval. Tina Pena will be the custodian of the documents when completed.
  - New forms will be uploaded to the Latigo Ranch POA website.
  - Do any members want off?
6. Other Business for the good of Latigo Ranch
  - Add Dennis Zaferis to checking account
    - Approved by the board members
  - Violations of HOA bylaws
    - Lot owner will be notified to correct condition, legal action will follow if necessary
    - Owners of the lots with downed (dead) trees and brush being a fire hazard and detracting from the appearance of the area will be notified of the condition and if the owner is non-responsive, the condition will be corrected by the HOA and the owner billed.
  - Installation of new Gate Controller
    - Will be installed the weekend of 7-25 & 7-26. The Gate phone number is 210-563-1982, owners should save this number as a contact in your phone. All owners and residents will be notified of the upcoming change to get their gate codes.

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- Mailbox billing
  - New Mailbox will be delivered 7-22-15, Installation will follow shortly.
  - \$40 fee will be billed yearly from initial bill.
- Communications with owners about changes
  - Newsletters and minutes of all meetings will be sent to all owners/residents.
- Texas HOA Manager software? \$50/mo 1st year, \$95 to \$135/mo after
  - No to the software, purchase the book in October when it is published.