

**Latigo Ranch  
POA Board Of Directors Meeting  
Monday, February 15<sup>th</sup>, 2016 4:00pm  
Latigo Ranch: Tina Pena Home, 1300 Latigo Blvd**

Board Members in Attendance:

Jim Estes, Dennis Zaferis, Jim Stokes, Clay Haverland, Martina Pena

Meeting Called to Order 4:00pm by Jim Estes

Adjourned 5:42pm

- **Budget**  
2015 Year End Balances  
Operating Balance \$9,859.51  
Road Fund Balance \$6,504.80

Treasury Note: Please remember that annual dues are to be received prior to **January 31<sup>st</sup> of each year** or late fees will apply.

Reminder: The Road Fund fee is due when submitting plans for review PRIOR to building. For the homeowners who predate this requirement (construction prior to November 2014 when fee approved) and have paid voluntarily, a BIG THANK YOU from the Latigo Ranch POA! These much needed funds will be added to the Road Fund and used to make road repairs as necessary.

- **Road Conditions**  
The repair of 3 three potholes located on Latigo Loop to be completed soon. Hot asphalt will be used this time around for a more permanent solution.
- **Speed Limit Concerns**  
Due to resident concerns regarding speeding in the neighborhood, particularly Latigo Blvd, the board has approved the purchase and installation of four 30mph speed limit signs. Currently, the signs are on order. Installation by community volunteers. Installation date to be determined.

For our safety, more of the reflective blue box dots for our roads have been ordered. Installation by community volunteers. Installation date to be determined.

Latigo Ranch is within the jurisdiction of the Bandera County Sherri's office. Please observe our speed limit of 30mph.

- **Architectural Control Committee**  
ACC taking nominations for five new members to serve Latigo community for May 2015-May 2016 term.
- **Nominating Committee**  
POA President term expires in May 2016. Contingent nominations being taken for Vice Present. Nominating committee is Jim Stokes and Chris Hansen. POA President nominations will be presented with our annual POA meeting agenda for May 2016. Taking nominations now through April 7<sup>th</sup>.

- **Lots and Homes not in compliance with CC&R requirements**

Certified letters will be mailed to property owners not in compliance. Check out [latigoranchpoa.com](http://latigoranchpoa.com) for CC&R requirements.

- **CC&R's Improvement Discussion**

BOD will meet to consider changes to CCR's to solidify improvements. Open discussion and suggestions welcome. Meeting notice sent out for meeting February 29<sup>th</sup> 1pm, Zaferis Home, 1345 Latigo Blvd

- **Notes**

THANK YOUs to our community volunteers... Through the efforts of members of our community, the POA has had a substantial landscaping savings.

Jim Estes, Dennis Zaferis, Wes Pena, Jeff Gilbreath, Clay Haverland, Larry Zamponi for cutting brush on Latigo Loop.

Dennis Zaferis and Wesley Pena for pruning the overgrown trees at our entrance. Becky Gilbreath and Debbie Zaferis for pulling weeds at our entrance.

Jeff & Becky Gilbreath, Dennis Zaferis and Jim Estes for picking up trash along our entrance and streets.

Jim Estes, Wes Pena, Jeff Gilbreath and Dennis Zaferis for several grass mowing days.

Thank you for your time everyone!!

Thank you to our Board of Directors. These community members are unpaid volunteers working hard for the present and future betterment of our beautiful community.

\*\*\*Please mark your calendars for our Annual POA Meeting. Property owner attendance and participation is greatly appreciated.\*\*\*

**May 7, 2016 1pm**

**Pipe Creek Community Center**

(Meeting Notice & Agenda coming soon)