

**Latigo Ranch Property Owners Association**  
**10655 Hwy 46**  
**Pipe Creek, Texas 78063**

**LOCATION / TIME**

Pipe Creek Community Center @ **1:00 PM, May 6th, 2017**

10162 SH 16 S or 165 FM 1283 Pipe Creek, TX;

The building is located southeast of the TX Hwy. 16 and FM 1283 intersection in Pipe Creek, TX.

**AGENDA**

The meeting was called to order by President Tim Fandel at 1306 hours.

1. Opening statements by the board - Quorum of owners required, The quorum was met, 16 owners represented.

Approval of last BOD meeting minutes

Minutes of the last BOD meeting were approved as submitted.

Treasurers Report by Clay Haverland

As of 12-31-2016, the general fund has a balance of \$19,471.23, the road repair fund has a balance of \$14,818.22, and there outstanding accounts receivable of \$1,851 from outstanding POA dues. See attached sheet.

Dog Issues - Dennis Zaferis

There have been several issues with dogs running loose, some of the dogs have been somewhat aggressive to other owners. Please try to keep your dogs restrained to your yard, if you find someone's dogs running loose, please contact the owner to resolve your issues with them, try to avoid calling the Sheriff to resolve the issue unless it is **ABSOLUTELY** necessary, we are all trying to be good neighbors.

2. Comments from owners - None received

3. Announce candidates for BOD office and ACC board, each candidate will be given 2 minutes to introduce themselves and why they should be voted for.

The candidates for office were all given 2 minutes to give their positions and why they should be elected.

4. Vote for BOD officers and ACC positions - Ballots were passed out to those in attendance

5. Short intermission while votes are tallied

6. Announcement of winning candidates

The winning candidates are as follows:

President: Dennis Zaferis

Vice President: Jeff Gilbreath

Treasurer: Clay Haverland

Secretary: Debbie MacDonald

Board Member at Large: Wes Peña

Current Candidates for ACC:

Wes Peña

Dennis Zaferis

Brandy Wright

Kathy Fandel

Becky Gilbreath

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7. Update on BEC internet - Dennis Zaferis

Bandera Electric is working toward getting the Pipe Creek project in construction within the next 3 to 4 months and hoping to get up to between 200 and 300 customers active in this area before the end of the year. They already have a test station working in the power sub-station in Pipe Creek.

8. Other business for the good of Latigo Ranch - None

9. Comments from owners. - None

The meeting was adjourned at 1405 hours by outgoing president Tim Fandel.

A special POA meeting with the new board members was convened at 1406 hours by President Dennis Zaferis to discuss 2 items.

**Installation of Speed Bumps**

The installation of speed bumps to slow traffic on both Latigo Blvd from Blevins pass to Stirrup, and from Blevins Pass to Stirrup. The cost to purchase 2 speed strips will be approx \$1,000 and could be installed by the POA. After discussion from several members and their concerns, it was decided to table the measure until further investigation of the matter.

**Builders Damage Bond**

A requirement to require a \$10,000 damage bond on any new construction had been previously levied, this has caused issues from residents trying to get ACC approval to build. A motion was made to eliminate the bond requirement and after discussion by the board, the require has been removed. ACC approval forms will be updated to include the change.

The meeting was closed at 1420.