

# **LATIGO RANCH POA MEETING MINUTES**

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

## **BOARD OF DIRECTORS MEETING**

Saturday, January 21, 2017 @ 10:00 AM

## **LOCATION**

Latigo Ranch: Tim Fandel's Home, 262 Blevins Pass, Pipe Creek, TX 78063

## **AGENDA**

Meeting Called to order By Tim Fandel at 10:03 A.M

Board In Attendance: Tim Fandel, Jeff Gilbreath, Clay Haverland & Dennis Zaferis

Anyone wishing to speak: NONE

Accept last meeting minutes: Motion by Jeff Gilbreath, 2nd by Clay Haverland,  
Carried

Treasurers report: \$39626.25 in Checking and Road Fund, \$1,851 outstanding in  
past POA fees

Current outstanding POA Fees: 16 lots paid, 38 remaining

1. Discuss tree trimming at entrance/front gate

Motion to spend approx \$4500 for tree trimming by Dennis Zaferis, 2nd by Jeff  
Gilbreath, motion approved by board.

2. Discuss forming a committee to address landscaping and seasonal decorations at  
entrance/gate:

Tim will send out an email to look for volunteers

3. Discuss Texas Open Meetings Act

Tim notified the board of the requirements of the Texas open meetings act, the POA  
will purchase a Texas HOA Law book.

4. Discuss refundable deposit from homebuilders and subcontractors for any collateral damages to property or streets

It was decided that any future home development will require a \$10,000 bond to cover the cost of any damage caused by the contractor or his sub-contractors to any and all POA property as well as other owners property. Motion by Jeff Gilbreath, 2nd by Dennis Zaferis, motion approved by board.

5. Discuss temporary storage buildings/sheds-time limit for use

Temporary structures are not allowed per CC&R's without prior approval, home owner will be notified and the structure will need to be removed within 3 weeks.

6. Discuss and clarify term limits for elected board members

As best as we can determine, the terms specified in the CC&R's and By-Laws call for 1 year, we need to consult with legal counsel prior to making any changes.

7. Any other business for the good of Latigo Ranch

Discuss foreclosure on lots with POA fees in the rears by over 2 years with legal counsel

Board meetings will be the 3rd Saturday of odd numbered months at 10:00 A.M until further notice.

Motion to adjourn meeting made by Tim Fandel, 2nd by Jeff Gilbreath, meeting adjourned at 11:23 A.M.

Submitted

Dennis Zaferis