

# LATIGO RANCH POA MEETING MINUTES

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

## **BOARD OF DIRECTORS MEETING**

Saturday, August 26th, 2017 @ 10:00 AM

## **LOCATION**

Latigo Ranch: Dennis Zaferis Home, 1345 Latigo Blvd, Pipe Creek, TX 78063

## **AGENDA**

1. Meeting called to order by President Dennis Zaferis @ 10:04
2. Motion to approve by Dennis Zaferis and Seconded by Jeff Gilbreath, minutes of POA yearly meeting, carried
3. Treasurers report of \$23,026.09 in checking (operating) account, and road fund of \$21,327.44 outstanding income \$3,063.00 from Pending Dues/Late fees
4. Discussion on CC&R violations and how to handle them in the future
5. Motion to approve a \$5,000 yearly budget for POA Lawyer by Dennis Zaferis, 2nd by Jeff Gilbreath, motion approved by board.  
In the future, expenses are projected to be far less than this first year.
6. Update on BEC Fiber

BEC hopes to begin construction in our area very soon, with service started before the end of this year. As soon as AT&T releases their rights, BEC would like to utilize the conduit laid out by AT&T to run fiber to each residence. More information will be communicated as it becomes available.

7. Update on Occupancy

Currently, we have 20 full time residences with four more under construction and possibly another four to start construction before the end of 2017.

#### 8. Discussion on posts to the Facebook Page

We will continue to operate and post the CC&Rs and other pertinent information to the Latigo Ranch web page. If you have information on current events, experiences during your build process, or even wild/domestic animal sightings, please feel free to post them on our Facebook page. It's a closed group so only those who live or own property here will be invited and see what is posted.

#### 9. Closed Executive Session

#### 10. Other business for the good of Latigo Ranch

Continued discussions on the improvements to the CC&Rs for the betterment of Latigo Ranch to be fair and poised for each property owner. Residents wish to clarify the placement, and type of storage units, and improve on the Architectural Control Committee's waiver process.

Motion to Adjourn by Jeff Gilbreath, Seconded by Wes Peña, meeting closed at 11:22 A.M.