

# LATIGO RANCH POA MEETING MINUTES

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

## **BOARD OF DIRECTORS MEETING**

Sunday, March 18th, 2018 @ 1:00 PM

## **LOCATION**

Pipe Creek Community Center, 10162 SH 16 S or 165 FM1283 Pipe Creek, TX 78063

## **AGENDA**

Board In Attendance: Dennis Zaferis, Jeff Gilbreath, Clay Haverland, Debbie MacDonald & Wes Peña

1. Meeting called to order by President Dennis Zaferis @ 1:05 p.m.
2. Motion to approve by Jeff Gilbreath and Seconded by Wes Peña, minutes of BOD meeting, carried
3. Treasurers report of \$29,488.31 in checking (operating) account, and road fund of \$28,338.23, \$3,884.00 outstanding in past POA fees
4. Comments from members - Kathy Fandel thanks board for their service to our community, asks to allot funds for road maintenance, i.e. mowing along roadway, killing weeds, trimming trees. She feels we have the funds available so as not to rely on volunteers to do the work. She likes the idea of electricity installed for lights at the gate. - Mike Griffin also thanked the board for their service and addressed his request for variance to place an RV on his property to live in while his house is under construction stating his constitutional rights to protect and defend his property. Vice President Jeff Gilbreath stated the CC&R's are clear on his request and that it didn't fall under the ACC's rules for variance under hardship. – Tina Peña wanted to comment on Mike's concerns in that while most of us can understand his worries, there are quite a few residents who didn't even live in Texas while their home was under construction. She wished to reassure him that we all are willing keep an eye on things for him. - Brad proposed a turn around near the mailbox rather than turning around at the gate, since that actuates the out bound gate unnecessarily.

5. Jeff Gilbreath proposed the nominating committee for the upcoming election for board members.
6. Update on BEC fiber – Beginning March 26<sup>th</sup> they will run the fiber underground and will take a week to 10 days. Let me say, I can't wait!
7. Status on CC&R Changes – Our lawyer has been working on them so we can have one set of by-laws and one set of CC&R's. A proxy vote will occur in May or June.
8. Closed Executive Session - NONE
9. Other business for the good of Latigo Ranch – The board voted unanimously to deny Mike Griffin's request for variance to park and live in his RV on his property. – A request for a larger separate parcel box was investigated and since the parcel boxes aren't going to be much bigger than what we have now, the \$1,400.00 price tag wouldn't be worth it. – Jeff Gilbreath proposed \$10,000.00 be moved from the general fund to the road fund to address the numerous potholes popping up throughout the community. – There was a request for a trashcan at the mailboxes, but members were concerned as to whom would be responsible for emptying it.

Motion to Adjourn by Jeff Gilbreath, Seconded by myself, Debbie MacDonald, meeting closed at 1:33 p.m.

Submitted for approval on the 23<sup>rd</sup> of March 2018

Debbie MacDonald