

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

Pipe Creek Community Center @ 1:00 PM, April 28th, 2018
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 called to order by President Dennis Zaferis at 1:08 p.m.

1. Opening statements by the board - Quorum of owners required, The quorum was met, 31 owners represented, 20 in attendance and 11 by proxy.

Dennis Zaferis – Speaks of the wonderful progress of the board through this last year. We've hired an attorney to help us correct how we've been doing business such as reviewing our by-laws and CC&R's that have become confusing and get them in an order so that everyone can read them. That process will take several months. More good news is everyone will start getting high speed Internet next week. Connectivity with BEC has been established. This has been a fifteen-month process to coordinate with AT&T and BEC to make it happen. Thank yous to Dennis for all your hard work! Dennis turns to floor to either Wes Peña or Jeff Gilbreath.

Jeff Gilbreath – Talks about the nominating committee and the process the board goes through. The main items considered when choosing individuals for positions are how well they value our community's by-laws and CC&R's and how well they adhere to them. The main responsibility of the board and its members are to maintain a standard of value of the properties and each individual's investment. The committee will always go back to an incumbent, if they've maintained that standard, and ask if they would like to stay in their position, if they do, they will be nominated. Then their accomplishments are considered. After considering all of what Dennis Zaferis has accomplished over this past year, i.e. negotiated personally with AT&T to abandon their system and negotiated BEC to bring broadband to the community, hiring an attorney, who immediately pointed out concerns in the by-laws. Jeff also included the more mundane tasks such as killing weeds along the roadways, and none of us would get through the main gates without him working on them with Jim Estes. The nominating committee

felt comfortable nominating Dennis for the board.

It has also been decided the Architectural Control Committee will consist of just three members instead of five. There will no longer be any directors on the ACC. The committee felt the remaining members of the ACC have done a good job maintaining the standards of the CC&Rs and have nominated them as well.

Treasurers Report by Clay Haverland

As of 04-28-2018, the general fund has a balance of \$28,983.04, the road repair fund has a balance of \$28,844.30, and the accounts receivable of \$3,540 from outstanding POA dues from 5 different properties.

2. Comments from owners –

Dennis Zaferis – We are in pretty good shape. The reason our account is building is the last three years or so, we've taken on a lot of the onsite maintenance on our own. Jeff Gilbreath has mowed along the roadways with the mower purchased for the POA. The lawn service first contracted to do the work charged an exorbitant amount of money to which was said enough is enough. Jim Estes has tested several methods of patching the potholes, and has one method that has worked well. So you should see those repairs soon.

Property owners were asked to introduce themselves.

Dennis Zaferis – Goes over the differences in the voting process this year. We're trying to get in line with the by-laws after our attorney pointed out we were doing it wrong and need to have our voting process done the correct way. In the past we elected members for one-year term. We weren't nominating and electing a board of directors; three members, and those members, when it's all in sync, will all have a three-year term. So this year we will elect one member with a one year term another with a two-year term and the last with a three-year term. Next year there will be two existing members and we'll elect one new one. Those board members then elect a President, Vice President, Secretary and Treasurer. The President and Vice President, according to the by-laws, must be board of directors members. The Treasurer and Secretary do not. The Treasurer and Secretary can be one person if the board so chooses. The three officers are one-year term limits. They get re-elected every year. The board of directors get elected every three years.

3. Candidates wishing to be included in the running were Mike Griffin for a one year term and Tim Fandel for a two year term, each candidate was given 2 minutes to introduce themselves and why they should be voted for.

4. Vote for BOD officers and ACC positions - Ballots were passed out to those in attendance.
5. Short intermission while votes are tallied
6. Quick roll call.
7. Announcement of winning candidates

The winning candidates are as follows:

Board of Directors (1 year term) : Jeff Gilbreath
Board of Directors (2 year term) : Dennis Zaferis
Board of Directors (3 year term) : Wes Peña
Current Candidates for ACC:
Kathy Fandel
Becky Gilbreath
Brandy Wright

8. Other business for the good of Latigo Ranch – None
9. Comments from owners. – Mike Griffin had concerns over the proxy vote and how some owners, who weren't at the meeting, didn't know who was on the ballot. The board will look into that with our lawyer for future votes.

Motion to adjourn by Jeff Gilbreath, seconded by Clay Haverland, meeting closed at 2:28 p.m.

Submitted for approval on the 30th of April 2018

Debbie MacDonald