

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

LOCATION/TIME

Pipe Creek VFD Bingo Hall, 1378 FM 1283, Pipe Creek, TX 78063 @ 10:00 AM,
May 18th, 2019

AGENDA

The meeting called to order by President Dennis Zaferis at 10:09 a.m.

1. Opening statements by the board - Quorum of owners required, the quorum was met, 38 owners represented, 21 in attendance and 17 by proxy.

Dennis Zaferis – Addresses emails accusing the BOD of illegal acts. An email sent last night demanded proxy and absentee ballots be made public. Ballots cannot be revealed per Texas law section 209.00594 and we would be in direct violation if we honored this demand. Everything for this vote went through the attorney to ensure its legality. We spent a lot of money on making sure it is all correct. As far as correcting the date on the ballot, we ran that through the attorney. If you wanted to cross it out and put 2019 in there; perfectly legal.

On the merger; there has been a lot of discussion on that, a lot of unhappiness. The BOD decided to postpone the vote. We will have another meeting June 8 at the Pipe Creek VFD Bingo hall at 10:00 a.m. for a Q and A. Our attorney will be there to go over any of these points with you and answer any questions. Then on June 22, we will schedule another meeting here to vote on it. Today's vote will be for the BOD and ACC only.

Jeff Gilbreath – The common area maintenance: everyone knows we need to paint the gate and he couldn't agree more. As far as the mowing is concerned, I have been doing that for the last four years, and the reason I've been doing that is because it saves us \$350 a shot. The goal for the board at least since I've been on is to conserve as much money or dues as we can because we know at some point, we're going to have to redo our roads. The last time, it was discussed it would cost \$330,000 to repave our roads. We could spend our money on mowing or we could save it up. The hope is we could continue to patch the roads on a more frequent basis than we have in the past until we can garner enough cash to spare each lot owner a special assessment of 8 to 9 thousand dollars to scrape and repave them.

Nominating Committee process; there was some confusion in the email

going back and forth regarding the roll of the nominating committee. On when it needed to be formed and if we needed to solicit people to run. In the by-laws, as they stand today, there is no obligation for anybody to solicit people to run. A change in the 2017 Texas law now requires solicitation, so even though it is not in our current CCR's, it is a requirement of Texas law to solicit for those positions. Which we did, and public votes came with the material they submitted (bios). The committee consisting of Jim Estes and Larry Zamponi met via telephone and discussed each candidate and each person on the committee had a vote. Everybody on the committee has experience on the BOD which was very helpful in choosing a candidate.

Wes Peña – Suggests with regard to the upkeep of common areas to decide on a vote to continue the way we are doing business or form a temporary committee to get quotes. We need to figure out a cost then move forward in how we can afford it.

2. Clay Haverland presented the Treasurers Report to Dennis Zaferis. The budget of the POA is based on having 56 lots paying \$300 annually, \$100 of that goes towards road maintenance fund. When new homes are built we charge a \$500 fee and that goes in the road maintenance fund. Last year, because of our expenses, we ended up with a net income of \$1,852.00 and that's because of gate repairs, lawyer's fees and such. You can't sustain going out and hiring people and maintain a budget and maintain a balance in your account if you keep going negative. We have some projected balances and it doesn't look like it's a lot better this year, a little, but not a lot better. So, if we want to pay to have all this work done and still maintain a balance, in case of emergencies, which we need, I would think we will have to raise the annual fee. We will have to vote on raising the fee. It can't be done at this meeting, it will have to be done at the meeting on June 22 2019. The treasure report of 2018 was total revenue combined with dues late fees building fees mailbox rental and transfer fees was a total of \$19,132.00. Of that \$8100.00 was transferred to the road fund. Road fund account started with \$14,818.22 and ended with \$22,438.23. We can make this available upon request. We will post minutes on our website but the treasurer's report will not be posted on the website. In the past, we've always carried an accounts receivable balance for members who had not paid dues, but it's now reported as of February of this year we are 100 percent paid up. One comment from Richard Lazor was how we need to establish a budget for the following year.

3. Last meeting minutes were read.

4. Comments from owners –

Dennis Zaferis – We have to stop blast emails, as every time we get the attorney involved it costs money. We spent \$1000.00 last year needlessly. Finalizing the bylaws and CCR's was at a cost of \$8200.00. There is a proper way to settle issues and that is to bring your concerns to the board not email property owners. Said email was sent to people who don't own property here any longer. Let's get together as a community and get this done right.

Richard Lazor – Has concerns over the nominating committee. Felt what Jeff said contradicted what was stated in the last meeting minutes. Felt there was no solicitation and didn't feel like he was notified. Wasn't sure how they were solicited or vetted. He felt no where did he see anywhere they had the power to recommend anybody. Asked the president of the board what authority they had to do that he was told it's state law, then asked which state law or citation it is. Requests the name and number for the attorney and if he has to pay out of his pocket to get answers he will.

Dennis – to answer his questions. An email was sent out on March 27, 2019 to solicit nominees for the board position. Members couldn't remember seeing the email. Dennis gave Richard the name and number of the attorney.

Ken Muller –Expressed how wonderful it is to see this many people come to a home owner's meeting. Latigo was started back in 2006-7 then 2008 we had the financial hiccup and by 2012 they foreclosed. Lots were auctioned. He was contracted to build two houses. Other history was given and he stated if anyone has any questions, they are more than welcome to contact him.

Sandy Cole - It's been disheartened to see what has happened after receiving all the last emails. When we started back in 2013 we had our first meeting. Ken asked for volunteers, he wanted a president, secretary and treasurer; everybody sat on their hands. She was asked to be the secretary. She volunteered many hours on the computer researching Texas law. It's hard work to be on the board. She presented copies of budgets and expense reports.

She was told she was out of time. Brad Cole relinquished his time to her. She expressed how many times they tried to make changes but couldn't

make a quorum. She praised the board and other members for the work we've had done with the repairs to the gate and mowing.

4. Dennis Zaferis called out for any other members wishing to be on the ballot. Tina Peña stood and declared her desire to be on the ACC.
5. Candidates on the ballots introduced themselves.
Kathy Fandel for the BOD
Ron Childers for the BOD
Becky Gilbreath for the ACC
Tina Peña for the ACC
Deb Zaferis for the ACC withdraws her nomination and asks for those who would have voted for her vote for Tina.
6. Vote for BOD officers and ACC positions - Ballots were passed out to members in attendance.
7. Short intermission while votes are tallied by Deb MacDonald and Clay Haverland with Jim Estes and Ken Muller as witnesses.
8. Announcement of winning candidates

The winning candidates are as follows:

Board of Directors - Ron Childers
Current Candidates for ACC:
Becky Gilbreath
Brandy Wright
Tina Peña

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

Motion to adjourn by Dennis Zaferis, seconded by Wes Peña, meeting closed at 12:10 p.m.

Submitted for approval on the 18th of May 2019

Debbie MacDonald