

LATIGO RANCH POA MEETING MINUTES

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

BOARD OF DIRECTORS MEETING

Wednesday, October 24, 2018 @ 6 p.m.

LOCATION

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

AGENDA

Board In Attendance: Dennis Zaferis, Jeff Gilbreath & Wes Peña

1. Meeting called to order by Dennis Zaferis @ 6:04 p.m.
2. Accept last meeting minutes: Motion by Dennis Zaferis, 2nd by Jeff Gilbreath, carried
3. Minutes from Board meetings concerning trees in common areas infected with oak wilt and their approval for treatment added. The first was June 18 2018 and the second was June 22 2018. Both were telephone meetings attended by Dennis Zaferis, Jeff Gilbreath and Wes Peña. Kevin Belter is the Arborist treating the trees. His information was emailed. If you suspect oak wilt on your property, please have him go out and take a look. Again, thank you to Kathy and Tim Fandel for his reference.
4. Treasurers report from last annual meeting was approved. Treasurers report of \$22,424.51 in checking (operating) account, and road fund of \$28,858.76 at this meeting.
5. In order to be compliant with POA rules, we will mail you an Email Registration form to fill out. Please also inform us if you do NOT desire to have your email address published, forwarded or released.
6. We have received a quote from Yellow Dog brush clearing to handle the bushes along the roadside of Stirrup St. They have spread and gotten out of control.

7. It was discussed to have the builder's sign displayed on Blevins Pass removed as it violates the CC&R rules (too large, see CC&R 3.11).

8. Derelict cars have been defined as not registered and or not running vehicles. The vehicle in question is both registered and running plus insured.

9. Jeff Gilbreath brought up a concern of vegetation growing from the soil area next to the road over the concrete curb that the mower does not cut. It was discussed to purchase an edger. In the comments from residents, it was discussed to hire someone to do the work at least in the front area from the main gate to the Latigo Blvd/Blevins Pass area as it doesn't seem right to have one person do the work. We will reach out and get quotes. If the quotes are as exorbitant as before, we will have to continue the way it is now or it was suggested to increase POA dues. Currently, the POA owns a riding mower that is stored with Jeff Gilbreath. If you would like to volunteer to help Jeff, please let us know. It was also stated that with so many of us building on the lots, we could mow out in front of our own properties ourselves, as many do already, and the only area to need quotes or volunteers for would be the first part of Latigo Blvd from the gates.

10. Thank you to Jim Estes, Dennis Zaferis and Wes Peña for installing electrical outlets at the main gates. This will help with holiday lighting. Dennis mentioned if extension cords are needed he will take care of those.

11. Other business for the good of Latigo Ranch

-We were not able to establish who would be the decorating committee but may I ask, if you are interested in volunteering your time to decorate the front gates, please let us know. A budget was set at \$500.00 for decorations.

-We had a dog running loose, please make sure you have control over your animals. This dog is lovable and obeys commands, but some people have a legitimate fear of dogs or any animals, so we must be respectful of that.

-Now that the weather is cooler, we will start to fix those pesky pot holes. A bid of \$330,000.00 to chip seal was received so we need to tackle those before we end up with that bill. Jim Estes successfully patched a couple of pot holes, and again, if you could spare some time, we need some help.

-We have a home that the exterior hasn't been finished. The board has reached out to the owner to rectify the issue.

-Concerning our next election process, property owners will be given the opportunity to appear on the ballot 60 days prior to the vote. They will be given the opportunity to list their qualifications for the position on the board

before the vote.

12. The board has received a draft from our lawyer of the CC&Rs. They went over the issues they saw concerning the vocabulary and residents in attendance were allowed to give input. Some of the concerns were: definition of board members, definition of above ground pools and how hot tubs and swim spas could be described as a pool: make them an exception, size of parked commercial vehicles and placement of, exterior building material definitions clarified, and animal husbandry to increase the amount of chickens per acre.

Motion to Adjourn by Jeff Gilbreath, seconded by Wes Peña, meeting closed at 7:06 p.m.

Re-Submitted for approval on the 26th of October 2018

Debbie MacDonald