

LATIGO RANCH POA MEETING MINUTES

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

BOARD OF DIRECTORS MEETING

Saturday, August 24, 2019 @ 10 a.m.

LOCATION

Pipe Creek VFD Bingo Hall, 1378 FM1283 Pipe Creek, TX 78063

AGENDA

Board in Attendance: Dennis Zaferis, Ron Childers and Wes Peña

1. Meeting called to order by Dennis Zaferis @ 10:02 a.m.
2. Treasurers report of \$ 20,558.25 in checking (operating) account, and road fund of \$ 32,914.21. The projected expenses in 2020 are approximately \$2,620.67 for annual utilities, banking and taxes etc. Projected revenue of \$16,800 (dues) \$1,160 (mail box fee) with \$5,600 transferring to the road fund brings a Net Revenue of \$12,360.00.
3. Ron Childers discusses the results of the survey. Painting and priming the Gates, control boxes, column lights, and mailbox shelter was popular with most. The lowest bid was \$2,000; with the highest bid of \$5,600. A mid bid which included pressure washing the stone walls was \$3,700. The removal of the dead oak trees came in second. Kevin Belter came in with a bid of \$2,400 plus tax for a total of \$2598.00 for 3 trees cut down, larger pieces will be cut and stacked; smaller branches, leaves and limbs hauled away. Since these trees are completely dead, he stated they should no longer pose a threat if they are cut, stacked and used for fire wood. The highest bid was \$2,800.
Item (d), mowing of the community area to Blevins Pass, was third and (e), complete mow, fourth. The least popular item to address was the turn-around at the mail boxes.
4. There will be no increase in annual dues as we did not receive enough votes for the increase. Budget goals for 2020 will project approximately \$25,000 in revenue after all annual expenses and maintenance projects.

5. The board approved moving forward with the painting and tree removal for this year.

6. Projects to fund in the future will be to sweep and repair roads that approximately \$1,500 will be put aside from the road fund to accomplish.

7. We have 15 volunteers willing to mow and hopefully, from those volunteers, be able to form a committee to head up cleaning and weeding the area outside the gates. A meeting will be called soon to set up a mowing and spraying schedule.

8. The towable sprayer to spray weeds growing along roadways was procured through Northern Tool at the meeting at a cost of \$300.68 (Thank you Clay). It holds 31 gallons of solution that should cover treating all roadways and is towable behind most lawn mowers. Both Ron and Dennis searched earlier and found one at Tractor Supply for \$350 plus tax. Dennis was only able to fill 15 gallons in his sprayer and would only be able to spray the common area before having to fill up. He uses a concentrated product called RM43 in a 2 ½ gallon bottle and spends \$100 a bottle. His opinion was to ask those residing here to spray in front of their own lots. Consensus was it is the POA's responsibility as it is part of the road.

- Larry Zamponi expressed concerns about volunteers handling such a product and the possible need for safe handling training. The board acknowledged his concern and addressed the need to train volunteers on the use of the mower and sprayer.

9. Other business for the good of Latigo Ranch.

- Ron Childers was contacted about possible recycling services for our community. Tiger Sanitation services our area but are not contracted as our only provider. They do not have recycling services at this time, however, there is a recycling center in Pipe Creek just past the Shell station. Their website is https://www.banderacounty.org/services/solid_waste.htm He also stated Sandi Cole believes she is still a contact for BEC. Clay stated he changed information and mailings have come addressed to him for at least three years. However, her name may still be associated with the historical records on the account.

- Jeff Gilbreath asked if anyone had volunteered to head a committee to address possible changes to our Declarations in the future. This committee would oversee concerns and possible changes that arise as it does with new laws and homeownership. The board would be available to this committee to answer any questions or concerns. Remember, any changes that are deemed necessary will have to be put to a vote of the POA members just as

we did in June of this year. So far no one has come forth to volunteer for this committee.

- Larry Zamponi asks if our board is able to intercede with issues concerning our well such as rate increases. They are not as BEU is now considered a public utility. BEU has to notify individual customers in the event of a rate change. Flushing of the fire hydrants was mentioned and is being looked into.

Concerning any future projects outside of regular maintenance, individuals that wish to lead and present them to the board, will be responsible for obtaining bids, providing cost breakdown and if said project requires, organization of physical laborers in the form of volunteers. Again, the board is available to answer any questions or concerns.

10. No other comments. Meeting closed at 10:55 a.m.

Submitted this 27th day of August, 2019

Debbie MacDonald