

# LATIGO RANCH POA MEETING MINUTES

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

## **BOARD OF DIRECTORS MEETING**

Wednesday, March 10, 2021 @ 7 p.m.

## **LOCATION**

Zoom meeting

## **AGENDA**

Board in Attendance: Dennis Zaferis, Clay Haverland and Wes Peña

1. Meeting called to order by Dennis Zaferis @ 7:05 p.m.
2. Quorum of Board present met.
3. Accept last meeting minutes: Motion by Dennis Zaferis, board approved.
4. Treasurers report of \$37,447.43 in checking (operating) account, and road fund of \$38,493.01.
5. The board voted and approved the first amendment to the restated bylaws
6. The board voted and approved the RV and vehicle Parking Policy.
7. An election nominating committee for the annual election will consist of Dennis Zaferis, Andy Squires and Jim Estes.
8. The appointed election officer will be Dennis Zaferis
9. Currently, we are six mailbox slots short and will need to purchase more cluster boxes. A large parcel unit will be added to accommodate the demand for the increased packages received by homeowners. An upgrade to the solar light in the shelter will be purchased to replace the current light. The board has decided to discontinue the annual mailbox fee after this year. There will be a one-time initial fee for anyone requesting a mailbox in the future. Said fee will be determined at a later date.

10. Barking and howling dogs follow a public nuisance issue. Section 1.32 (4) of the Rabies and Animal Control order in Bandera County states an owner may be in violation of a public nuisance if the animal is allowed to “Cause a disturbance by excessive barking or noise making near the private residence of another or to the extent that the barking or noise disturbs the peace or quiet of any neighborhood or can be heard from within the residence of another”. It has been asked that we be good neighbors and if you have an issue with this sort of problem, to please bring the matter to the owner’s attention. They may be at work and not be aware that their animal is disturbing the peace. Call the sheriff after those measures are taken first. Picking up your pet’s mess was also addressed. While, yes, it is something hard to enforce, it is the right and respectful thing to do. Just because the board can’t enforce it, doesn’t stop us from being decent human beings and thoughtful neighbors.

11. Other business for the good of Latigo Ranch

Wild hogs are still a hot topic. It’s been asked that maybe we should try turning off the deer feeders and see if they will go away. Unfortunately, they are going where there are no feeders. Also, this is not a POA issue but an individual property owner’s. One resident has a trap up but they’ve only caught a couple of deer in there eating the bait.

Motion to Adjourn by Dennis Zaferis, Seconded by Clay Haverland,  
meeting closed at 7:47 p.m.

Submitted this 11<sup>th</sup> day of March, 2021

Debbie MacDonald