

LATIGO RANCH POA ANNUAL MEETING MINUTES

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, Saturday, June 1st, 2024

AGENDA

Board in Attendance: Clay Haverland, Lee Erickson

1. Meeting called to order by Clay Haverland @ 10:06 a.m.
2. There is proof of due meeting notice.
3. Quorum of owners met.
4. Availability of voting list announcement was produced.
5. Treasurers report: As of June 1, 2024, there is \$35,156.33 in the Operating account and \$55,482.99 in the road fund. 2 lots outstanding.
6. There was a disposition of minutes of the last meeting of members. All in favor and approved.
7. Clay thanked the owners for coming out to the meeting for the benefit of the POA community and to carry out the business of the POA. Clay discussed the timeline for the POA storage shed, which is scheduled to be built next week and installed about a half-mile from the entrance on POA property once the pad is in.

Lee said he has one quote for designated roadwork repair and chip-sealing. Another contractor promised a quote but has not responded, and a third contractor only offered a ballpark estimate to install new chipseal on all of the POA roads (approximately \$110,000). The person who did the last major work in 2021-2022 has fallen off the radar and no one has been able to contact him. Lee is still contacting contractors in an effort to get more quotes. A member suggested contacting the contractor who is repaving parts

of Highway 46 to see if they are interested in doing the roadwork needed here. Clay might patch some more holes, like he has done in the past, as the prior patches are holding.

8. There was no unfinished business.

9. New business: Members asked about a letter that some have received from the Fire Marshall, and the Board responded that this is a personal matter for individual members to address.

- The Board was asked to inquire about the current inspection status of the fire hydrants. Some members observed that although they have seen the responsible company personnel on site, they have not witnessed an inspection in a very long time. A Board Member will contact the water company.
- The issue of putting Road Fund funds in CDs or other higher interest-bearing accounts was brought up and discussed. The possibility had been investigated and determined by the Board that the POA was not able to participate in such accounts due to our organizational tax status.
- The issue of speeding through the neighborhood over the limit of 30 mph was brought up. Residents are encouraged to watch their speed and advise any visitors/contractors to do the same.
- There was a lively discussion about package delivery by Amazon, USPS, Federal Express and UPS, all of which is out of the control of the POA and up to individual members to request shipping in a certain way to suit them. A new mailbox for packages, with a wider opening than any currently used, costs \$4,000 and that expense cannot be justified to only provide 2 additional parcel boxes.
- Other issues were raised about personal property storage, and the Board generally referred the members to the POA CC&Rs.

10. Nomination of Directors and Architectural Control Committee (ACC) members. Chris Hansen is running for the Board of Directors, and Andy Squires, Sandi Robinson and Teresa Scannell are running for positions on the ACC.

Nominations were called for from the floor. There were none.

11. Ballots had been distributed at the door and were distributed at this time. Ballots were collected and tallied with a short intermission.

12. The winning candidates were Chris Hansen for the Board, and Andy Squires, Sandi Robinson, and Teresa Scannell for the ACC.

13. Clay reiterated his appreciation for the members who attended the meeting. Lee agreed.

14. The meeting was adjourned at 10:47 a.m.

Submitted for approval this 2nd day of June 2024.

Anne Black

Secretary to the Latigo Ranch Board of Directors