

Open Board of Directors Meeting started at 6:45pm October 19, 2015

6 lot owners were represented at the meeting.

Mary Lavato and Ray Richeda were the ballot counters. Dennis announced the results from the ACC one open position: Shayne Butler – 41 votes.

To increase voter turnout Dawn Woods suggested... If you want people to participate you need to feed them. We all laughed in agreement. HCTC just had a BBQ for their election and over 400 people showed up.

Dennis stated it will be best to leave the yearly Maintenance Fee at \$120. Need to bring the Financial Reserve up to \$22,000 from \$20,000. Past administration wasted fund to sue certain people.

5,000 Future Tower Repair, 7,000 Well Pump & Tank Replacement, 10,000 Legal = \$22,000 Total

Current Well Tank will need to be replaced in the future. Ray Richeda said his tank needed repair but it was covered under warranty. Dennis- if it starts to leak it needs to be drained, sealed & refilled. Tex said he thought the past administration wanted \$23,000 as Financial Reserve. Dennis researched another HOA in our area with 93 lots. The firm that did their reserve study recommended they have a Financial Reserve of \$500,000 just for road maintenance. It is a gated community so they must maintain their own roads. Dennis feels the front tower may have damage (wear and tear) and will have it looked at by Rusty Saur &/or ACC members &/or outside contractor. The \$120 per 61 lot owner totals \$7,320 per year.

Tex Welch brought up that Lisa Armstrong referred a new person to cut grass and much cheaper than Billy. This man is James and can provide phone number to contact him for an estimate on cutting the front & tank lot. We now have James cutting our grass.

Larry Donaldson asked how much goes to paying for expenses? Dennis about 1/3. Larry- what are the expenses...Dennis- Insurance, tax preparation, electric, and when the CC&R's are rewritten we need money for a review by an attorney. In the past, \$4,000 was spent to pay an attorney to rewrite and review the CC&Rs. When we can do most of the rewrite ourselves and should only have to pay \$1,500 for a review. Dennis has a copy of CC&R from a subdivision that has already updated theirs per the State Statues, as we need to do.

Tex asked for a vote among the people there and all were in favor to keep the fee at \$120 per year per lot owner....unanimous vote.

Dennis brought up that he will be getting another Insurance estimate and will ask if we have hunting how that would impact the price & if so how much. Tex stated that per Texas State Law if the projectile crosses the property line then they have broken the law. We need a Safety Committee to be put in place. Beth Welch asked if we keep hunting to Bow only and not allow fire arms, would that have an impact on the price. Dennis stated that the State Farm office we use does not understand the need of the Title Company Certificate of Insurance, which shows the subdivision has coverage on our common property.

Larry asked for a round of applause for all Beth's work in getting members to vote. Beth thanked all. Dennis stated that the old ACC was never properly voted in, they always fell short.

Tex wanted to also thank Dawn Woods and the Welcome Committee for all they do in connecting with the new members which also helps with voting. Beth stated that a member asked why vote if uncontested? Beth explained that per the CC&R's Article III Architectural Control 3.02, "A majority shall .....For the purposes of this vote, 60% of all lots must participate in any such vote in order to constitute a quorum." So this is why the sentence 'Uncontested or not we have to meet this Covenant requirement.' was placed on the instruction voting letter. Dawn brought up the need to remind people if we do not make this number then we just have to run the election again and again till we do.

Tex asked who will make the motion to end the meeting. Dennis made the motion, Larry Donaldson 1<sup>st</sup> and Ray 2<sup>nd</sup>. Meeting adjourned at 7:30pm.

Respectively Submitted, Beth Welch, Secretary