



**POA Meeting
March 21, 2022
Beaver's House
MINUTES**

1. Call to Order 10:35am

Attendees: BOD –Matt Kunz, Janice Stevenson, and Caitlin Hitt.

Owners- Wendy Kunz, Wesley Hitt, Denise Anderson, Haylee Graham and Mike Soto, Shana Freyer, Jimmy & Jane Wray, Charlotte & Stephen Cariotis, Sammie Vance, Paul Darwin, Jan & Gary Beavers, Brandy Vance, David & Carolyn McMinn, Walter Potter, Ken & Shireal Martin, Craig & Gwen Hitt, Dave Stevenson

Adjourn: 11:30am

Old Business

1. Consideration of Minutes – March 2022 BOD Meeting Minutes

- Caitlin motioned for approval, Matt seconded, all in favor, Approved.

2. Management Reports

- Director of Operations Report – Matt Kunz
 - Ranch Management Update-
 - New management company is in place at the Ranch- owned by Jose.
 - Front Gate Update-
 - New opener was installed and is operating correctly.
 - Recent issues with the main gate were not due to the new opener.
 - All repairs have been made to the front gate, owner's insurance covered repairs to actual gate.
- Treasurer's Report – Janice Stevenson
 - Account balances as of 4/30/2022:

Checking	\$7,167.27
Money Market	\$119,530.55
Exotic	\$1,160.02
Breeding	\$12,502.65
 - June 30th is the due date for those paying 50% of dues to pay remaining balance for 2022.

3. Committee Updates

- Architect Committee- Currently reviewing building variance submitted for new build.
- Wildlife Committee- Hunting season is over for the summer. Be cautious of the gun range area if the red flag is flying.
- Gun Range Committee- Brandy will be coordinating a workday to get the three shooting bench areas moves and Jerry/Gary will coordinate looking into more railroad ties

Action Items: Brandy to provide a work day weekend for the committee to work on the range. Gary or Jerry will look into more railway ties.

New Business

4. Three Board Positions- Matt Kunz, Caitlin Hitt and Janice Stevenson positions on the Board open on June 30th.
 - If you are interested in running, please submit your name to the Board along with a bio by June 3rd.
5. Dues increase discussion for 2023- The increase in operational expenses is not tied to amenities that come with owning at Crossbow Ranch.
 - Annual dues were evaluated based on the increased expenses that the ranch is incurring.
 - We have seen an increase of up to 30%-50% in expenses over the last year.
 - Last increase to dues was in 2016, going from \$1,000 to \$1400 (40% increase)
 - Prior due increase in 2008, going from \$700 to 1,000 (42% increase)
 - Board is evaluating a \$400 increase to annual dues starting in 2023 (29% increase)
 - The Board does not want to have to come back to owners annually for smaller increases or assessments.
 - The Board mitigated an over 9k increase by switching Ranch Management companies, this still resulted in a 3K increase.
 - Unforeseen events like gate motor repairs impact the savings
 - Shireal Martin suggested looking at what volunteer items owners could do to offset the operational expense.
 - Haylee Graham would like to review the trash pick up options that are offered in the area.
 - Stephen Cariotis suggested not applying dues to additional lots that continuous multiple lot owners own.
 - This would result in higher overall dues to single lot owners.
6. Sign for the front gate- Reminder that the Board is not responsible or in charge of personal packages that are not delivered to private lots.
 - A Sign will be added to the front gate asking delivery drivers to please deliver to the address/house.
 - It is recommended that all owners have their numeric address (not lot #) displayed off the road in front of personal property.
7. Burn Ban
 - Stephen Cariotis commented that the burn ban notice was left open when the county was not under a ban.
 - Board will try to stay as close to real time with opening and closing the burn ban sign.
 - Effective 3/14/22 Bosque County is under a burn ban. Feel free to call OEM at 254-435-2807 with any questions.
 - It is recommended if you do burn once the ban is lifted you give heads up to your neighbors so they are aware of the fire.

Action Items: Caitlin to send out the monthly scope of work schedule that the ranch management company follows.