



**POA Meeting
May 5, 2023 6:00PM
Ranch House
Minutes**

- **Call to Order 6:09pm**

Attendees: BOD – Janice Stevenson, Sam Thomason, Caitlin Hitt and Andy Mathews.

Owners- Kim & Justin Hargrove, Mike Soto & Haylee Graham, John & Bo Kappus, Denise Anderson, Lauren Mathews, Gwen Hitt, David & Carolyn McMinn, Brandon & Leah Villeneuve, Jerry & Dianne Mobley, Walter Potter, Jimmy & Jane Wray, Stephen Cariotis, Michelle Kirby & Rodney Hood.

Old Business

1. **Consideration of Minutes** – February 2023 BOD Meeting Minutes
 - Caitlin motioned for approval, Janice seconded, all in favor, Approved.

- **Management Reports**

1. Director of Operations Report – Sam Thomason

- Ranch Operations Update
 - Projects completed since the beginning of the year: The water line project from the cooler to the other side of stands 1/3 area was completed, fallen trees have been cleaned up, burn piles addressed, new mailbox stands have been put up, replace Ranger was purchased, fences have been repaired, roads have been serviced once and hunting box stands have been painted, cross fencing removed from multiple areas, silos relocated to the gun range, roof debris clean up at the ranch house.
 - Mowing season has started- shredder was recently repaired.
 - Next volunteer work day will be 5/20
 - Road work will take place 4x a year per the budgeted amount
 - Collected quotes for chip n seal option on the main road and hills.
 - i. .89 cents to \$1.00 per foot.
 - ii. Over 400K for the main road to be completed.

2. Treasurer's Report – Janice Stevenson

- Checking Account- \$6,712
- Deer Breeding Account- \$26,280
- Exotic Fund Account- \$2,410
- Money Market Account- \$141,004
- All account balances are as of 4/30/2023

Dues:

- Second half dues are due June 30th
- ATV purchase was \$13,358, came in under approved budget.
- David M. asked if the board saw any reduction in expense due to the current cost of diesel.
 - The Board will reevaluate the budget for 2024 in Oct.
- Trash expense has been higher than expected due to service cost increase
 - Reminder to use recycling facility in Meridian

Action Items:

- **Committee Updates**

1. Architect Committee Taylor Stone
 - Two recent requests have been approved
 - No open requests
2. Wildlife Committee Wesley Hitt
 - 5/14 hunting season closes until 8/31
 - To date 12 coyotes and 8 bobcats have been trapped or shot.
3. Gun Range Committee Brandy Vance/John Kappus
 - The range is open for rifles and pistols.
 - If you are shooting pistol please use the cages
 - No Tannerite on the back stops, it will breakdown the railway ties.
 - The last step is to complete the Skeet shooting area, the silos have been relocated and concrete work is completed.
 - An owner recommended a GoFund Me fundraising effort to collect the money- Andy will set up.
 - i. All donations can be tracked using this method.
 - Two shooting machines with shipping will cost \$4,500, solar battery set up \$500, welding work with stairs \$3,000. Remaining funds to support electrical work.
 - Owner asked why the money market couldn't be used for this expense, this is an unbudgeted item for 2023 and the committee would like to get this done sooner than later.
 - Reminder that the gun range is open for all owners to use.
4. CC&R Committee Gary Beavers
 - The survey result summary was sent to him on 5/5. He will coordinate a follow up meeting with the committee to review the results and move forward with recommendations for a vote.
 - 26 responses were provided to the survey

Action Items: Andy to set up GoFund Me fundraiser.

New Business

- Update on the Post Office boxes Caitlin Hitt
 - The new cluster boxes have been set up to the right of the front gate.
 - Ginger, Postmaster at the Meridian post office, can assign any owner a post office box that would like to get mail at the ranch
 - Keys will be managed by the Meridian post office
 - Please remove your old mailbox on Hwy 6 as TXDOT will be removing the posts

- The Postmaster would like the Board to put a large container to collect larger packages that do not fit in post office boxes to help owners not have to go to the post office. Still finalizing this solution.
- Some owners were affected by the corrected addresses that 911 emergency management and the Postmaster realized were incorrect.
- Two year Board positions will be sent out Board
 - Andy and Sam’s positions were short term due to previous board members resigning.
 - These two positions will start in June and run two years.

Action Items: Caitlin to send out interest in two Board positions.

- Stephen asked if the Ranch house could be left open for owners to use
 - Concern is expense to heat/cool house if not properly controlled
 - House is available today when coordinated through the Board, we ask that a \$40 cleaning fee be provided.
- Susan’s Newsletter
 - If you are interested in receiving please email her
 - If you have any content please send to her as well
 - Janice does add the newsletter to the website
- Reminder that there are foothold and snare traps throughout the ranch to catch remaining coyotes and bobcats
 - An owner’s dog did get caught in a foothold trap, it was not killed or seriously injured. This trap was noted on Huntstand before the incident.
 - Trap placement is identified on Huntstand app which is available on your phone or computer at <http://www.huntstand.com>
 - Initial email regarding the traps was sent to community Jan 2nd as well as written on the whiteboard at the coolers and a reminder to refresh Huntstand app was noted on the Board.
 - Additional email was sent to the community March 27th.

Ratification of Actions Take Between Meetings

1.

First:	Second:	Vote:
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2.

First:	Second:	Vote:
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3.

First:	Second:	Vote:
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Adjournment at 7:04pm