

FRIO CIELO RANCH ASSOCIATION

Board of Directors Meeting - August 12, 2017

- ~~DRAFT~~ MINUTES -

Approved

Call to Order - Joy Benetti, President

Quorum Established : Sheree Perkins, Secretary

Board Members Present: Larry Woodruff, Debby Lawrence, Sheree Perkins, Laura Cuellar,

Ricky Musquez, Max Morgan, Joy Benetti

Board Members Absent: Clay Holland, Eduardo Saldivar

Amended Agenda UNANIMOUSLY APPROVED after addition of Pat Lawrence, who will speak for Budget committee.

Amended minutes of the May 27, 2017 Regular Board meeting were UNANIMOUSLY APPROVED, after recognition of volunteer, David Lawrence, for water and tree trimming work.

Minutes of the July 1, 2017 Organizational Board meeting were read by Joy Benetti, President, and UNANIMOUSLY APPROVED.

Members discussed Building Plan submission process, and were encouraged to first contact Javier Bustamante, the board appointed Construction Coordinator.

Debby Lawrence, Treasurer, presented and explained FCR checking/savings accounts and assessments paid and due. Expenses were explained in detail. (see attached copy) MOTION MADE by Sheree Perkins to accept Treasurer's report, seconded by Larry Woodruff. MOTION PASSED.

Pat Lawrence, Budget Committee, presented and explained the 2017-18 FCRA budget. (see attached copy)

Volunteers were asked to serve on the annual Audit committee. Sheree Perkins and Sharla Nichols volunteered.

Larry Woodruff, Board Member, reported all is well with present construction at FCR, and construction information on the friocielo.com website is up to date.

Dan Lawrence, Water Operator, gave the water report. (see attached copy of Report)

MOTION to adopt TCEQ required Service Agreement - MOTION MADE by Sheree Perkins, seconded by Max Morgan. MOTION PASSED. (see attached copy)

MOTION to adopt TCEQ required Customer Service Inspection form - MOTION MADE by Sheree Perkins, seconded by Laura Cuellar. MOTION PASSED. (see attached copy)

Joy Benetti stated that Medina Electric has done additional work at the substation which will help prevent power outages at FCR.

Joy asked for comments from members regarding the July 1st Annual Members Meeting and Picnic. Items discussed included:

Approximately 165 people were in attendance.

Power outage on the weekend caused problems at campsites and in bathhouse, and no water on the Ranch.

Camper trash was piled high this year. Next year, Dan Lawrence hopes to bring a trailer for camper-generated trash and charge a small fee per bag for disposal.

 Music was discussed. This year, the DJ was a volunteer. Adam ^{Nickel}~~Nichols~~, FCR owner, volunteered to put together a music mix for next year.

using owner's input

Pat Lawrence explained the high tax appraisal levied this year on FCRA reserved area. This area was approved for "Recreational, Park and Scenic Land" use status in 2002, which reduced FCR's tax bill. This status, by law, is to continue unless land use changes. The new appraiser in Uvalde County is not following the state tax code and wants to use "market" value to appraise the area. FCRA has protested. Uvalde Appraisal Review Board (ARB) is awaiting their attorney's opinion. FCRA may seek legal counsel if there is an unsatisfactory outcome at the ARB hearing.

Joy read some of the FCRA Ranch Rules and regulations. Discussion followed, including:

- Discharge of firearms on the ranch
- Recent disturbance of the peace by an owner's guest/family members
- Repeated calls to "911" for help
- Notice to be given Real and Uvalde County Sheriff's departments regarding the legal injunction against firearms at FCRA.
- Joy Benetti hopes to draft a letter (to be reviewed by the Board) to the offending owner in hopes of a solution. Board gave informal approval to a draft letter.


Blanca Bustamante has volunteered to head up the October Fall Festival.

Debby Lawrence asked FCRA to consider adopting a "Dark Skies" approach regarding lighting.

David and Debby Lawrence voiced concerns about ongoing "dog problems" at FCR.

Ron Malott voiced concern regarding liability of persons on his property who use the walking path to Lookout Hill. Property lines are not marked, and portions of the trail are on his property. Joy asked all interested parties to meet with Ron to find a solution.

MOTION MADE to adjourn by Sheree Perkins, Laura Cuellar seconded. MOTION PASSED.

as amended 
Minutes approved [^] October 21, 2017


Joy Benetti, President