

## **August 10, 2019 FCRA Board of Directors Meeting**

Joy Benetti called the meeting to order.

Quorum Verified. Members present Joy Benetti, Clay Holland, Debby Lawrence, Patricia Lawrence, Eduardo Saldivar, Max Morgan, Ricky Musquez, and Larry Woodruff

Agenda was amended to add discussion on a hole in the river crossing. Eduardo made a motion to accept the amended agenda; the motion was seconded by Larry. (passed)

Pat L. read the minutes from the April 27th Board of Directors meeting. Eduardo made the motion to accept the minutes as read; the motion was seconded by Max. (passed)

Joy Benetti read the Board of Directors Organizational meeting that followed the annual members meeting. Debby made a motion to accept the minute; the motion was seconded by Pat. (passed)

President's report: We will be updating the helpful information on the website. The new postal box has been working well; the bog area has dried so there are less mosquitoes; and the vintage sign near the ranch house needs to be rebuilt. An ongoing project is working on road easements. Joy will ask for the Reagan Wells Volunteer Fire department's boot to be kept on the ranch and to be made available for fundraising throughout the year at FCRA functions. Dave Lawrence, Pat Lawrence and I (Joy Benetti), met with Juan Saucedo the Real county tax appraiser. He agreed to move lots 52 and 53 into reserve status since they do not exist as lots, and we also submitted a replacement application for our Park, Recreational, and Scenic Use tax status. Our application filed in 2004 had been misplaced. We did learn from Mr. Saucedo that HOAs operating *for* profit water systems are losing their Park, Recreational, and Scenic Use tax status. There was discussion about roads on plats.

Motion was made by Pat L. and seconded by Larry Woodruff to authorize money for a new ranch sign. Eduardo volunteered to look into the sign project, and if he thinks he can do it, he will. Pat withdrew her motion and made a new motion to let Eduardo be in charge of the project and use his own creativity. The motion was seconded by Max (passed)

Treasurer's Report: Debby reported FCRA has more than \$16,500 on hand. We have \$9,000.00 in liens; one lien worth nearly \$5000.00 should be closing soon. Members behind three assessments will be given a chance to make payment arrangements before a lien is filed.

Budget Committee Report: March budget report was available. The audit will be conducted before the end of November. We will be working together with the treasurer to make the audit go more smoothly.

Building Committee: No new submissions. The ongoing projects need to review their time frame and request an extension if they will need more time.

Equipment Maintenance: Max reported all equipment is working. The rear tractor tires will need to be replaced soon. Debby Lawrence made a motion to approve the purchase of rear tractor tires by Max and Dave. The motion was seconded by Pat L. (passed)

Water Oversight: Dan reported that in May we averaged 14,000 gallons per day, in June 17,000 gallons per day, and in July 21,000 gallons per day. Use good judgment when watering.

#### New Business:

Pat Barbour asked if someone could fix the hole in river crossing. Max volunteered to look at the problem.

The Fall Festival will be held October 26<sup>th</sup>. There will be a corn hole tournament, fun, games, Chili, cornbread, and dessert contests, and a hayride under the stars.

We had a conversation about short term rentals. People voiced their opinions both for and against.

Ranch attorney, Peter Kilpatrick, sent Joy a recent Texas Supreme Court ruling in favor of individuals' rights to rent their single family residence as they see fit. The Texas Supreme Court ruled that general HOA prohibitions against operating businesses on private property are not enough to bar short term rentals on individual residential properties.

Joy read FCRA deed restriction #2 that clearly allows for short term rentals as well as longer term lease agreements that are determined by the owner.

The complaints against short term rentals generally involved: noise, ATVs, water use, road traffic, and use of the river. Owners are responsible for their guest. Owners should make their guest aware of the ranch rules. Pat L. made a motion to invite all owners/members to participate in a conversation about short term rental at FCRA. The motion was seconded by Larry.(passed)

Bathhouse repairs and plumbing should be addressed over winter.

Next Meeting October 26,2019

Motion to adjourn by Eduardo, second by Pat J.