

FRIO CIELO RANCH ASSOCIATION
Board of Directors Meeting
Approved Minutes of October 21, 2017

Call to Order - Joy Benetti, President

Quorum Established - Sheree Perkins, Secretary

Board Members present – Joy Benetti, Laura Cuellar, Ricky Musquez, Max Morgan, Debby Lawrence, Larry Woodruff, Eduardo Saldivar, Sheree Perkins
Board Member absent – Clay Holland

Amended agenda UNANIMOUSLY APPROVED after two additions under “new business” - ranch tractor use and campsite electrical needs.

Minutes of the August 12, 2017 Board Meeting were read by Sheree Perkins. These minutes were amended to state that Adam Nickel, a FCR owner, volunteered to put together a music mix for the next Fourth of July Celebration using owner’s input. Spelling of the last name (Nickel) was corrected. Amended minutes were UNANIMOUSLY APPROVED.

OFFICERS' REPORTS

President Joy Benetti explained the time and work involved on two major issues concerning Frio Cielo Ranch. The first was addressing and protesting the recent FCR property tax valuation made this year by the Uvalde County Appraisal District. Secondly, was the ongoing paperwork and new requirements from TCEQ (Texas Commission on Environmental Quality) for FCR water system.

Treasurer Debby Lawrence gave the August/September financial report (see attached copy). FCR assessments were explained in detail.

Larry Woodruff, Board Member, stated “all was good” in regards to construction at FCR.

Max Morgan, Equipment Maintenance, reported tractor is running well and maintenance with John Deere products will be completed before Thanksgiving. The 18 year old generator has been repaired. The riding lawnmower and weed eater await repair.

Dan Lawrence, Water Operator, gave the water report. Items discussed were: (see attached copy)

Officer reports were UNANIMOUSLY APPROVED.

OLD BUSINESS

Pat Lawrence reviewed recent appraisal and tax increases levied against FCR property owners and the 41 acres under a special use designation (Recreational, Park and Scenic Land). Tax protest is on record. (see attached copy)

Joy Benetti reiterated how important it is for all owners to understand the FCR By-laws, Deed Restrictions, rules and regulations, so that they may comply with them, as well as explain them to their guests and visitors on the Ranch.

NEW BUSINESS

Lookout Hill hiking path - Property lines, recent problems, Ranch liability and path modifications were discussed. Several owners agreed to walk the path immediately after the Board meeting. MOTION MADE to reroute and mark a new hiking path on Ranch property on Lookout Hill was APPROVED with one abstention.

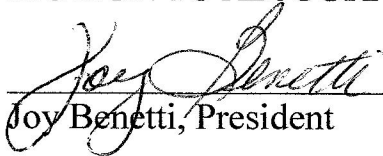
Ranch tractor use on owner's private land - discussed and tabled

Campsite electrical needs - Pat Lawrence discussed the need for additional service at the campground. MOTION MADE to contact Medina Electric to provide an estimate for an additional meter loop at campground was UNANIMOUSLY APPROVED.

Joy Benetti read a thank you note from RWVFD for the \$500 donation FCR gave to the Department.

Blanca Bustamante discussed the Fall Festival schedule and activities taking place today.

MOTION TO ADJOURN WAS UNANIMOUSLY APPROVED.

 Feb. 3, 2018
Joy Benetti, President