

FRIO CIELO RANCH ASSOCIATION
Regular Board of Directors Meeting – FCRA Pavilion
Saturday – April 28, 2018 – 10:00 AM

Call to Order at 10:00 AM: Joy Benetti, President

Quorum Established : Eduardo Saldivar, Sergeant-at-Arms

Board Members Present: Clay Holland, Larry Woodruff, Debby Lawrence, Laura Cuellar, Eduardo Saldivar, Ricky Musquez, Max Morgan, Joy Benetti

Board Members Absent: Sheree Perkins

Motion to approve the Agenda was made and seconded. Unanimously Approved.

Joy read the minutes of the February 3, 2018 Regular Board meeting. Motion to approve Minutes as read was made and seconded. Minutes were Unanimously Approved.

Executive Session: It was moved, seconded and unanimously approved that the Board recess the Regular Meeting to go into Executive Session for approximately 15 minutes.

The Board returned and reconvened the Regular Meeting. Joy reported that the purpose of the Executive Session was to review the process of sending out Notice of Intent to File Lien letters to owners who are delinquent in paying their assessments for more than 3 assessment periods. Treasurer Debby Lawrence is acting in accordance with FCRA Bylaws, and the Board supports her sending the Intent to File Lien letters. (A separate set of minutes for the Executive Session will be filed with the Approved minutes of this Regular meeting.)

President's Report: Joy has been assisting Debby in communicating with owners who are delinquent in paying their assessments. Met with the Treasurer and Budget Committee members to prepare the 2018-2019 Proposed Budget. Continued to assist Water Operator with TCEQ-related paperwork and reporting. Participated in the Ranch Work Day. Fence at Ranch House was painted, and trees along ranch roads were trimmed.

Treasurer's Report: Debby distributed the March 2018 Budget Report to the Board and owners. She noted that, at this time, the combined balance of checking and savings accounts is \$12,899. The biggest expense in this quarter has been repairing the water pump at the well. Motion made & seconded to approve the Treasurer's Report as presented; unanimously approved.

Budget Committee: Committee member, Pat Lawrence, presented the Proposed 2018-2019 Budget that the Committee prepared, using the 2016-2017 year-end report as a guide.

The Electricity and Telephone categories were combined into one Utilities category. Due to increases in charges for electricity, funds were added to the Utilities category for next year.

The Ranch Maintenance category now includes three subcategories - Ranch Repair & Maintenance, Water System Repair & Maintenance and Water System (TCEQ). Expenses will still be tracked by sub-category.

Although the Real and Uvalde County' Appraisal Districts have told us property tax rates will not change for 2 years, additional funds were added to the Property Tax category, in case there is a tax increase.

Finally, the category formerly called 'Annual Meeting' was changed to 'Member Events.' If there are expenses for member events in the Spring, such as Memorial Day, or Fall Festival, some funds will be available if needed.

It was moved and seconded to approve the Proposed Budget as presented; vote to approve was unanimous. Proposed Budget will be sent to members for their review prior to voting on it at the July 7, 2018 Annual Members Meeting.

Building Committee: Larry Woodruff, Board Liaison for Construction, reported that all is well, and that nothing has changed.

Equipment Maintenance: Max Morgan, Board member, replaced parts and repaired the riding lawnmower. Parts alone cost approximately \$400, and mower works much better. Chainsaw is still doing fine; tractor probably needs a new battery soon.

Water System Report & TCEQ Update: Dan Lawrence, Water Operator, distributed the water usage report to the Board members. The Board reviewed the report; there were a few questions from owners. One question was about usage on each of the planes of the water system. It was moved & seconded to approve the Water Report as presented; vote to approve was unanimous.

Old Business

Pasture use agreement update: Ron & Judy Wilson will submit a completed Use Agreement for their horse to use the South Pasture starting on or about July 2, 2018. They will coordinate with Ron Malott on water and feeding times for his horses and theirs. A comment regarding Ron Wilson allowing his horse on his property was raised, along with a suggestion to review our Bylaws & Deed Restrictions on this issue. A motion to approve the Wilson's request to use the South Pasture was made & seconded. Unanimously approved.

Bobwhite Trail name change: Debby Lawrence needed to provide the 911 office with a copy of Board meeting minutes that shows the name change was approved. She now has the minutes, and will work with the 911 office to submit the name change request.

Mapping electrical power at campsites, Pavilion and Bathhouse: Pat Lawrence reported that it is very expensive to add more electrical service. She thinks there is plenty of power available, and that it just needs to be distributed differently/more efficiently. Labeling which breaker operates which outlet or light will help keep things operating more smoothly. It was suggested to put small padlocks on the breaker boxes so that people don't change breakers without informing the Campground Coordinator.

New Business

Memorial Day event: A member event is scheduled for Saturday, May 26. Brisket and chicken has been donated; the rest of the food is a potluck contribution. Redneck games are planned. A plant sale, and maybe selling other craft items, will take place. A motion was made, seconded and unanimously approved to allocate up to \$100 to the event, if necessary.

Next FCRA Newsletter: One more newsletter will be sent out prior to the July 7th Annual Members Meeting. A proxy form and Proposed Budget for 2018-2019 will be included with the Newsletter.

It was moved and seconded to adjourn the meeting. Vote to adjourn was unanimously approved.

Minutes approved on August 18, 2018

Joy Benetti, President