

FRIO CIELO RANCH ASSOCIATION
Regular Board of Directors Meeting – FCRA Pavilion
Saturday – August 18, 2018 – 10:00 AM

Call to order at 10:00 am.: Joy Benetti, President

Quorum verified: Eduardo Saldivar, Sergeant-at-Arms

Board Members present: Joy Benetti, Debby Lawrence, Eduardo Saldivar, Laura Cuellar, Max Morgan, Ricky Musquez, Larry Woodruff.

Board Members absent: Clay Holland, Sheree Perkins

Draft Agenda was amended: An Executive session will follow committee reports. Meeting will resume to start with Old Business. Motion to approve the amended Agenda was unanimously approved.

April 28, 2018 minutes were read by Joy. Minutes were amended to clarify that the property taxes mentioned were for FCRA common/reserved areas. Motion to approve the Minutes as amended was made and seconded. Unanimously approved.

July 7, 2018 Organizational Meeting minutes were read by Joy. Minutes were amended to reflect that Pat Lawrence volunteered to serve as Assistant Secretary to Sheree Perkins, as Sheree plans to travel in the upcoming year. The Board voted to approve Pat serving as Assistant Secretary. Motion was made and seconded to approve the Minutes as amended. Unanimously approved.

PRESIDENTS REPORT: Joy has been working with Debby on the collection of delinquent assessments and with Dan on water system issues and TCEQ paperwork. She also worked with Pat to straighten out an access/utility easement in the East Forty Unit. The easement had been moved by the developers and recorded in Uvalde County deed records, but another survey had not been done, and the plat map had not been changed. A comprehensive survey was completed and has been recorded and filed in Uvalde County.

TREASURERS REPORT: Debby reported that 10 members were sent notices of intent to file a lien. Three of these paid their entire balance, two paid 50% of what they owe and signed a payment agreement. Four others signed payment agreements. One owner did not respond at all, and a lien will be filed against their property. With two liens that have been cleared and back assessments collected, Debby deposited \$2,924.00. She has been updating her procedures to make the Treasurer's position easier and more efficient when she passes it on to a new treasurer in the future.

BUDGET COMMITTEE REPORT: Pat Lawrence distributed the 2017/2018 year-end report, and it will be attached to the Minutes. She outlined the process for the annual audit of the Association's financial records, and invited anyone interested in participating in the audit to see her or Debby after the meeting. The audit for the 2017-2018 fiscal year will be completed by the end of November.

BUILDING COMMITTEE: Larry reported that the Board recently denied a member's building plan submission because it was a large prefabricated storage building. He mentioned the vote taken at the Annual Members Meeting on prefabricated buildings vs. on-site construction of buildings. The results of the vote were 119 to 5 in favor of on-site construction. The vote gave the Board a clear understanding of the members' desires, and it will be useful when approving future building plans.

EQUIPMENT MAINTENANCE: Max Morgan replaced the failing 700 cranking amp battery in the Ranch tractor with a 900 cranking amp model. He also replaced a broken bolt on the blade. The tractor's hydraulic hoses are old and brittle, but still holding fluid. In the Fall, he will do preventive maintenance on equipment as needed.

WATER USAGE REPORT: Dan Lawrence, owner and volunteer Water Operator, reported on water usage and overall status of the Ranch's water system and TCEQ alleged violations that are being addressed. A copy of his Report is attached to the Minutes.

EXECUTIVE SESSION: The Board was updated on assessment collections and filing of liens. They also discussed rescinding a resolution passed by a previous Board of Directors. The document is called "Resolution of the Board of Directors of Frio Cielo Ranch Association Regarding Rules and Regulations Regarding the Keeping of Animals." The previous Board recorded and filed the Resolution in both Real and Uvalde counties in April 2011, and it continues to show up on closing documents of every deed. In 2014, a lawsuit was filed, and settled out of court, after the Board of Directors agreed it had no authority to change the FCRA Deed Restrictions without an affirmative vote of 67% of the Association's membership. According to ranch attorney Peter Kilpatrick, the Resolution was an 'end run' around FCRA Deed Restriction #6 and should have been rescinded after the lawsuit was settled in 2014. The BOD will act on this matter at the October 27, meeting.

OLD BUSINESS: Debby reported the name change of 'Bob White' Trail to 'Bobwhite' Trail at the 911 office was successful. Bobwhite Trail is listed as a Concan address instead of a Uvalde address. She will work to correct the error and suggested the importance of each owner having a correct address on file with the 911 office. As a reminder, if you have an emergency, let the dispatcher know you are located on FM or Ranch Road 1051, North of Reagan Wells, at the Frio Cielo Ranch. This will prevent EMS from being dispatched to Concan and will save valuable time.

NEW BUSINESS: Joy announced the next Board meeting will be October 27, 2018. The FCRA Fall Festival will follow later that afternoon and evening. Chili/cornbread cook-off, pumpkin carving, and other fall activities will complete the day. Blanca Bustamante is coordinating the event.

Larry Woodruff would like to profile FCRA owners. He would interview owners and write an article for the newsletter. The idea is to get to know your neighbors a little better. Lydia Saldivar suggested a form for owners to fill out about themselves or an online survey.

Dan Lawrence will look into setting up an 'owner only' area on the FCRA website. With a secure area on the website, owners could access Ranch financial reports, an owner directory, or other private information. He will let us know what he finds out.

Motion was made and seconded to adjourn the meeting. Unanimously approved.

MEETING ADJOURNED.

Minutes approved on October 27, 2018.

Joy Benetti, President