

Frio Cielo Ranch Association
Board of Directors
Meeting Minutes
May 5, 2012

Meeting was called to order by President, Cheryl Parkinson at 10:05 am. Secretary Diane Smith confirmed a quorum. Board members present: Diane Smith, Darrell Wolff, Cheryl Parkinson, Jean Koonce, Yvonne Farrar, Juanita Rinche, Jane Huffstickler and Pat Barbour.

Agenda was reviewed and approved.

Diane Smith read the minutes from the February 18, 2012 meeting. Motion made to approve minutes; motion 2nd; minutes approved.

Regular Reports

1. President's Report presented by President Cheryl Parkinson:
 - a. FCRA is missing out on a revenue stream; Cheryl's new home has a HOA that has a Rule when transferring the property from the Association to the new owner, a fee of \$200 is assessed; and a resale certificate costs the new owner \$150.00. If the FCRA needs a new revenue stream, that is one to consider. Cheryl has new address which she will pass onto the board members.
2. Treasurer's Report presented by Juanita Rinche.
 - a. Juanita read the Statement of Financial Activities which reflects normal ranch business. Cheryl asked if the Association should transfer some of the cash on hand to the savings account. The bank manager suggested a month-to-month CD. Discussion ensued on how much money to move. The interest is a little more than the regular savings account. Shirley made motion to authorize Juanita to move \$12,000 into the month-to-month CD; Yvonne 2nd; motion passed. Motion made by Jane to approve Treasurer's report; Shirley 2nd; motion passed.
3. Water's Operator Report read by Cheryl Parkinson
 - a. 478,300 gallons of water pumped in April 2012. The well dropped a bit in April, which is normal. At the present time, the well is at its normal levels. The US Drought Monitor puts our counties in Severe Drought condition. Juanita moved to accept water report; Shirley 2nd; motion passed.
4. Volunteer's Report presented by JW Young
 - a. Some separation in some water lines due to age of lines/pipes. JW recommends the Association not put any more camping pads up. There is one available if campers want to use it. Cheryl asked JW to write down and give to Pat B or

Blanca the camp sites JW recommends not be used because of tree limbs overhangs. Many cedars and oaks up and down the canyon are dying because of the drought and are in danger losing tree limbs. There is no official burn ban but everyone needs to be diligent in their use of fire. JW has not ordered the caliche yet; will order it when he needs it. Need to put a barricade up at the blue hole. He's asked for volunteers but no takers yet. JW showed the board an example of the pipes supporting our water system. Probably one of the first pipes put in our system, 30 years ago. The bottom line: The Association, sooner rather than later, is going to have to spend some money updating our water system. Question asked: How much pipe? Answer: Miles. JW mentioned we might look for a used trencher to help with this project. Jane asked about hiring a crew to remove some of the cedars under the oak trees to help with water retention. JW suggested that question raised be raised at the annual meeting to all members. The adjacent ranches have been removing cedars on a regular basis and the water flow has increased here at the FCR subdivision. Jane raised the question if we wait until the annual meeting, we are three months further into summer. Darrel knows a guy who will come to the Ranch for 5 full days, 8 hours a day, for \$500/a day with a dozer to clear all the cedar up and down the river for \$2500. Darrel suggested we get the guy to come to the FCR and assess what we have and prioritize how to do this. Motion made by Jane that Darrel look into his contact to find out cost for removing brush along the common areas; Juanita 2nd; motion passed. Board can convene by email to vote on this motion once Darrel gets back to Cheryl with details.

Old Business

1. Records Storage Building- Cheryl had planned to have this done by April; didn't happen. It's still on the To Do List; hopefully it will be done by July meeting.
2. Ranch Host Position - The association has an applicant, John Lopez. He is the nephew of a former ranch manager. Recently out of the military. His wife is a Geriatric physician. The board is planning to meet with John Sunday at noon to discuss the position. The Board's concern is his being able to be at the ranch full time.
3. Opinion regarding trailer storage.
 - a. The Association received an opinion from our attorney regarding trailer storage at the FCR Subdivision. The Board has the authority and our attorney recommends that the Association adopt a new rule to be uniformly applied to all lots regarding trailer storage. Cheryl would like the board to think about this and decide (1) if we want to do this and (2) how to do this; if the Association wants to draft it ourselves or have the attorney draft it. The board will have to be very specific in what we want the new rule to say and include.

4. New Texas HOA laws - Our attorney replied to our request to determine if the new Homeowner's Association rules apply to the FCRA. In short, yes, some of them do. Cheryl has been slogging through them. A big change is our voting can no longer be anonymous. Another big change is **"A provision in a dedicatory instrument that would disqualify a property owner from voting in a property owners' association election of board members or on any other matter concerning the rights or responsibilities of the owner is void."** Basically what that means is that the Association we cannot bar anyone from voting for unpaid dues. The Board briefly went through some of the new laws for applicability. At some point, the board must go through each of these new laws and decide if each one is "applicable" or "not applicable".
5. Jane asked if Jim has gotten back to the board on the 2 questions we asked him to address. Not yet. But Jim told Cheryl that if we did meter property owners, it would not put us in a different category of water usage. No answer yet on pumping water from the river.

New Business

1. July 7, 2012 annual meeting
 - a. The board agreed to discuss the aging water system and make recommendations to the membership.
 - b. The board discussed dates for when to hold the annual meeting. The bylaws state the annual meeting will be held on the Saturday closest to July 4. That date is July 7.
 - c. Changes to annual meeting; all ballots must be signed and everyone can vote, regardless of payment status. Current board members up for reelection are Jane, Shirley, Cheryl and Pat. New potential candidates Doug Addington, Larry Woodruff.
 - d. If interested in running for the board, let a board member know and your name will be on the ballot
 - e. Blanca told Shirley she will be in charge of the entertainment for the annual meeting, basically games for the kids.
 - f. Food: Last year, Cheryl bought the briskets from Sam's Club and had Bill Miller cooked them for \$1.00 a pound. Tommy and Harry grilled the chicken a few weeks ahead, and the Smith's froze it. The Association reheated the chicken and the brisket the day of the meeting. Worked like a charm.
 - g. Discussion ensued on food: It needs to be communicated to members that if you bring a lot of people, bring a lot of food.
 - h. Suggest that we do that same thing this year - Motion made by Pat B that the Board pay the cost of the brisket and chicken and the cost of cooking the brisket. Motion 2nd; motion passed.
 - i. Juanita will put together the budget for 2013 and will email to board members.
 - j. JW asked if the board wants him to do a Hay ride at the annual meeting. Board unanimously voted Yes.
 - k. Jane asked if the dogs running loose problem has been solved. Shirley said, it has not.

Schedule next meeting, which is the annual membership meeting, July 7, 2012 @ 1 pm.

Motion made by Diane to adjourn; motion 2nd; meeting adjourned 11:50 am.