

Frio Ciego Ranch Association  
Board of Directors  
Meeting Minutes  
January 15, 2011

Meeting was called to order by President, Cheryl Parkinson at 10:03 am. Secretary Diane Smith confirmed a quorum. Board members present: Diane Smith, Yvonne Farrar, Pat Barbour, Yvonne Farrar, Shirley Farley, Blanca Bustamante, Juanita Rinche and Jane Huffstickler.

Agenda was reviewed, Agenda approved by the Board.

Diane Smith read meeting minutes from the 10/16/2010 meeting. Added Juanita Rinche as present at last meeting. Motion made by Jane to approve corrected minutes; Motion 2<sup>nd</sup> by Cheryl; Meeting minutes approved.

### **Regular Reports**

1. President's Report presented by President Cheryl Parkinson: -
  - a. Not a lot going on. Suarez's are gone; house is clean but has lots of nail holes in the wall. Holes need to be fixed and painted. Had an email from Dave Lawrence that router was not working. Router just needed to be plugged in. Now have internet service at the pavilion.
  
2. Volunteers Report presented by JW Young:
  - a. Volunteers have been doing tree trimming and road maintenance. Waited till there was a little rain so the caliche sticks together better. Trees have been trimmed off the road. When Uel Jackson died, the ambulance couldn't get through. Need to have a Saturday work day to help trim trees back from the road. Needs to be done before the end of February.
  - b. Picked up another 5-6 deer shot with either bow and arrow or not sure how they were killed. Big problem with deer killings. Everyone needs to keep eyes open and as soon as one sees a deer down, let the game warden know. Don't move it or touch it. Notify JW or Jim Moss and they'll notify game warden as well. Several families don't respect roads; drive very fast on the roads. Everyone must keep an eye on that also.
  - c. JW and Jim Moss watched the bathhouse one night. Kids that use it are not flushing commodes and not turning lights off. JW checked one morning after the kids left and there was a mess. Cheryl raised the point that isn't the bathhouse usually locked by now? Bus drivers use it and asked us to keep it open.
  - d. Jane asked JW how to find out when a volunteer day is scheduled so people can help if they know when it is. Let the board know and Diane/Shirley can send out emails, post on website and post on bulletin board.

Cheryl suggested at least a 2-3 week notice so people can plan. Cheryl suggested February 5, at 9:00 am, at the Y crossing, by Fred Kost's house. The ranch has 2 chain saws and anyone else can bring theirs if they want. Need volunteers to cut and pick up brush. Bring gloves.

- e. Bathhouse: Shirley made the point that use of the bathhouse has been abused. Shirley made a motion to lock the bathhouse. Blanca objected. Discussion ensued. Seems that the problems are worse on the weekends. Cheryl made the suggestion that the bathhouse be locked on weekends. Blanca offered to lock it Friday evening and unlock it Monday morning. Shirley amended her motion to lock the bathhouse on weekends. Discussion ensued from the members present. To lock the bathhouse on weekends would be an inconvenience to members/guests as that is when people come to the ranch and need to use the bathhouse. Pat Barbour suggested we enlist more people who use the bathhouse to participate in watch and clean up. There are a variety of problems. Cheryl suggested we leave the bathhouse open. Blanca will keep an eye on it during the week and Pat Lawrence will watch it on the weekends. Shirley withdraws her motion to lock bathhouse. Other people can volunteer as they wish.

3. Water's Operator Report read by Cheryl Parkinson

4. Treasurer's Report presented Juanita Rinche.

- a. Juanita presented the Statement of Financial Activities
- b. She then explained the \$25 donation. It was made in honor of JW who did/does many things to keep the ranch operating.
- c. Motion made by Pat B to accept Treasurer's Report as is; 2<sup>nd</sup> by Shirley. Treasurer's Report approved.
- d. Cheryl raised a question about liability insurance for the ranch. The Association has filled out an application for liability insurance. Waiting to hear back from the company as to what's next.

## **Old Business**

1. Ranch Hosts

- a. Cheryl presented on the ranch hosts. Suarez's moved out. Next question the board needs to discuss/decide is do we want to hire a new ranch host or wait and see. Much discussion ensued. Point was made we cannot rely on volunteers to do all the mowing and maintenance. Juanita has been contacted by a boarder patrol agent who may be interested in the job. Jane made the point that she appreciated having someone run interference on problems that arise with neighbors. Consensus among the board to look for a ranch host. Blanca made motion; Shirley 2<sup>nd</sup>; motion passed with 2 dissents: Yvonne Farrar and Juanita Rinche. The caveat was made that the board be very careful and discriminatory about who it hires.

- b. Discussion about the process: Jane made the point that the job description be clear about what we expect of them. Emphasis of the job being on working with the volunteers.
- c. Ranch Host Job Description was passed out to board members for review. Cheryl also passed out Ranch Host contract and informed the board she changed one thing: The time to move out and vacate the ranch house changed from 90 days to 30 days.
- d. The board will get applications out in a variety of ways and Jane offered to review the applications. The applications will come to the ranch address and Juanita will scan and send to Jane. Jane will review the applications and send the board qualified applicants. References are a must.
- e. Process will begin to search for a new ranch host.
- f. Deadline: Applications will be accepted until the job is filled.
- g. Diane will email to board members job application and job description.
- h. General goal: By the first weekend in May, the board will begin review of the applications if not filled before then.

## 2. Deed Restrictions

- a. Cheryl addressed the board about the Deed Restrictions that the board believes should be reviewed: # 6 and #8.
- b. Question to the board: Discussion ensued. Regarding #8. The County now has strict requirements as to sanitation facilities when building. The board doesn't really need to act on this as there is a resolution already in place whereby no facility can be built without sanitation facilities.
- c. #6 – Regarding the animals: Discussion ensued. Shirley made a motion to ask attorneys to rewrite #6, more clearly defining that domestic animals are allowed on owners' lots, but large farm animals are not. Shirley added to the motion that the board authorize Cheryl to visit the attorney and ask them to rewrite this Deed Restriction. More discussion ensued. Motion 2<sup>nd</sup> by Diane; Motion passed; one dissent: Blanca. John made a point that the board make sure the attorneys address what is necessary and the process to affect the change the board is trying to make.

## New Business

### 1. Deer Killings/vandalism

- a. Deer killings are still a problem.
- b. Rick Allnutt described to the board/members the vandalism to his property. All the screens were slashed; picnic table was slashed and stabbed with a knife; a knife tip was broken in the lock to his cabin; graffiti was scratched into the table.
- c. Blanca described more vandalism to another member's property.
- d. Consensus: Keep your eyes open and if you see something suspicious: Report it!

### 2. Outdoor Lighting

- a. Presented by Rick Allnutt, new member and more-than-amateur-astronomer, addressed the issue of outdoor lighting. Addressed the board and members thanked everyone for their hospitality and for welcoming him and his wife in such a genuine way. Thanked those who helped him pour the slab for his new cabin.
  - i. Rick was joined by his friend Matt Rottman, another more-than-amateur astronomer.
  - ii. Rick commented we have a wonderful sky at the Frio Cielo, with wonderful stargazing opportunities.
  - iii. Discussed ways to position outdoor lighting around one's property while still allowing for good star gazing while still allowing for security.
  - iv. Shine lights down instead of out for maximum security and stargazing.
  - v. Rick would be happy to help anyone who wants to improve the outdoor lighting on their property.
  - vi. Rick invited anyone to stop by his lot anytime you see him out here to join him for stargazing. If he's out here, he will have his telescopes out and will be looking at the stars.
  - vii. Pat Lawrence suggested the board ask Rick to address the members at the annual meeting regarding stargazing.
  - viii. Next stargazing event at Rick Allnutt's property is January 29. All are invited.

3. Spring Fling and Schedule Next Board Meeting:

- a. Good stargazing weekends: 1<sup>st</sup> weekend of April or 30 April-1<sup>st</sup> of May. Schedule a board meeting either of those weekends and have a little party that afternoon; adjourn and come out later in the night for stargazing.
- b. Cheryl suggested this get together be more of an adult party; potluck get together and do stargazing. No games/face painting, etc.
- c. Decided on the weekend of April 30-May 1<sup>st</sup>.

Max Morgan objected that the owners' list is posted on the website. Discussion ensued. Cheryl asked the board: Shall we remove the owners' list from the website? Motion made by Jane to leave it on website, 2<sup>nd</sup> by Shirley; Motion passed. Members can email Diane if they want their name removed from the list.

Motion made by Juanite to adjourn, Yvonne 2<sup>nd</sup>; motion passed. Meeting adjourned 11:44 am.