

Frio Ciego Ranch Association  
Board of Directors  
Meeting Minutes  
April 30, 2011

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

Agenda was reviewed, Agenda approved by the Board.

Diane Smith read meeting minutes from the 1/15/11 meeting. Motion made by Shirely to approve corrected minutes; Motion 2<sup>nd</sup>. Meeting minutes approved.

### **Regular Reports**

1. President's Report presented by President Cheryl Parkinson: -
  - a. It's dry...there has been no rain nor is any forecasted. Fire danger is high. Keep eyes out for anyone burning that should not be. Another issue; water. We are in Stage 1 water restrictions. Be mindful of water usage.
  - b. Vandalism: There have been several incidents of vandalism at the ranch recently. The tree house in Janie Butler's old house was vandalized. Sheriff was called and came out. Owners had removed the stairs to avoid this kind of thing. The tree house is in the process of being taken down. Cheryl reemphasized if you see anything suspicious, call the sheriff. He will come out. Another problem: JW and Eleanor Young were vandalized as well. JW had a whole tank of gas siphoned out of his truck while he was on vacation. Also a large industrial battery was stolen from his garage. It appears the tank on the fire truck was tampered with also. No gas was stolen, but it was tampered with.
  - c. Also, the glass was broken
  - d. Again, keep your eyes open and report anything. Jane asked if the members had any idea who the vandals are and the consensus is Yes we do, but one has to catch the culprits in the act. Sheriff patrols 2x day. But they can't be here all the time.
  
2. Volunteers Report presented by JW Young:
  - a. It's awfully dry. The RWVFD put up signs that say Fire Danger High; these signs were taken down by vandals. If you see someone taking one of these signs down, call the FD.
  - b. Work day was cancelled due to 4 days of freezing weather in February. JW has been taking down some cedar trees along the road.
  - c. Cheryl asked JW how the black gravel was doing: Fred Kost donated a load of black gravel and laid it in front of his house to keep the dust down. JW had no comment on its effectiveness. He (JW) said we have to wait till there

is a 6" inch rainfall to determine how effective it is. The cost comparison between caliche and black gravel: \$285 caliche per load; \$300 black gravel per load.

3. Water's Operator Report read by Cheryl Parkinson
  - a. The well level is measured from the top of the ground till the top of the water level. The well is going down and with no rain, it's not being replenished. It could be a long dry summer.
  - b. State 1 voluntary water restrictions are in effect.
4. Treasurer's Report presented Juanita Rinche.
  - a. Juanita presented the Statement of Financial Activities
  - b. Cheryl made the point that the Association hasn't had any major expenses this year.
  - c. Jane asked about property tax: Ranch house and property taxes been paid? Answer: Yes.
  - d. Motion made by Yvonne to approve financial statement; Motion 2<sup>nd</sup>; Statement approved.
  - e. Went over 2011-2012 budget:
    - i. Increased line item for electricity in case we hire a ranch host and they move into the ranch house.
    - ii. Lowered the amount for ranch maintenance line item
    - iii. Increased the amount in the line item for water system because the water operator wants to do some maintenance on the electrical part of the water system.
    - iv. Pat B made motion to accept proposed budget; motion 2<sup>nd</sup>; motion approved

## **Old Business**

1. Ranch Host
  - a. We still don't have one. No applications received. Keep the word out and keep looking.
  - b. Les Koonce commented that he feels we need a ranch host. There are not that many volunteers and sometimes they are gone off the ranch at the same time. He made the point that we need someone and the Association will have to pay them. The board may have to address the issue at the next meeting and put a Host salary in the budget.
  - c. Post a flyer at the local VFW and American legion halls advertising the Ranch Host position.
2. Entrance Project Update
  - a. Yvonne Farrar presented. Coming along very well. Still need donations, approximately just under \$2,000; about \$1870.00.
  - b. Jane raised the question that if everyone who was going to donate has done so, where is the rest of the money going to come from.

- c. Discussion ensued that out here it takes time to raise the money to complete a project like this. Maybe some type of direct fund raising activity at the annual meeting to raise the needed funds. Cheryl suggested the board brainstorm on fund raising options.
  - d. Shirley made a motion to have an Association Rummage sale at the annual meeting. Set up tables and everyone clean out their garages and donate good usable items they don't want. All the money raised goes directly to the Ranch Entrance Project. No clothes allowed. You don't get anything for them. Motion 2<sup>nd</sup>; Motion passed.
3. Deed Restrictions
- a. Cheryl, following up on the Board's direction, emailed the attorney and asked him to rewrite Deed Restriction # 6, tightening it up concerning the keeping of large farm animals on lots not specified in the Deed Restrictions. The attorney sent Cheryl a Proposed Resolution Concerning the Keeping of Animals. Cheryl read the Proposed Resolution to the board. Much discussion ensued.
  - b. Motion made by Diane Smith to Adopt the Proposed Resolution and make it part of the FCRA Deed Restrictions. Motion 2<sup>nd</sup>; Motion approved. Resolution will be signed by President Parkinson, and Secretary Smith, notarized by Juanita and will be filed at the Court House.
4. Spring Fling
- a. Spring fling this evening; set up at 6:00 pm; serve at 6:30. May or may not be stargazing.

## **New Business**

### 1. Improvements to Campground

- a. It's problematic for folks bringing RVs to camp. They tend to get stuck in the mud and tear up the ground.
- b. Suggestion made by Dave Lawrence that a few gravel slabs be constructed specifically for RVs. The Board needs to do some research on constructing RV pads, how big they are, what they are made of, etc. Maybe a project for the fall. Cheryl will get back to the board on what she finds out.
- c. Bath house: For the most part, the bathhouse has been kept clean and has been in good shape. Handle broken on sink in women's bathroom. Cheryl will have Tommy take a look at that too.

### 2. Annual Meeting, elections & picnic, 7/2/11

- a. Next annual meeting Saturday, July 2, 2011
- b. Cheryl will structure agenda with voting right in the middle of the meeting. Juanita asked that people be asked to please pay their assessments ahead of the meeting. Put in newsletter and post on website.
- c. Up for reelections: Juanita, Diane, Jean, Blanca, Yvonne. All but Yvonne said they will run. Yvonne is not sure. Darrell Wolff will run. Nominations are open to all. It's easier if one's name is on the ballot. If you plan to run, please let a board member know at least a week prior to the meeting.

- d. Discussion ensued on a band for the picnic. Motion made by Jane that no money be set aside by the board for a band for the picnic. Motion 2<sup>nd</sup> by Shirley; Motion passed.
- e. Cheryl made the point that she and Diane will meet with Blanca and work with her to develop a “How To” manual for the picnic. Blanca does an enormous amount of work for the picnic and the board feels what she does needs to be documented.
- f. Problem with trash being left at the pavilion after a private party. Reminder that if you use the pavilion, clean up after yourself.

Motion made by Juanita to adjourn, Shirley 2<sup>nd</sup>; motion passed. Meeting adjourned 11:33 am.