

Frio Cielo Ranch Association
Board of Directors
Meeting Minutes
May 22, 2010

Meeting was called to order by President Cheryl Parkinson at 3:00 pm. Secretary Diane Smith confirmed a quorum. Board members present: Cheryl Parkinson, Shirley Farley, Diane Smith, Yvonne Farrar, Blanca Bustamante, Juanita Rinche, Joe Allred, and Jean Koonce.

Agenda was reviewed and approved by the Board.

Diane Smith read meeting minutes for the 1/23/10 board meeting. Correction was made regarding the Entry Improvements: The quote from Uvalco was for \$3500, not \$7,000 as noted in the minutes. A bid received from Willie Garcia was for \$7,000. Minutes were corrected and approved.

Regular Reports:

- A. Cheryl presented the President's Report
 - a. Ranch house repairs
 - i. Tommy Parkinson changed out the water heater in the ranch house and added 220v outlet in the bedroom as requested by the ranch hosts.
 - ii. Septic tank has been replaced. A licensed, registered Sanitarian, came out to the FCRA and reviewed the location of the new tank. If one wants to install or repair a septic tank in Uvalde County, it must be surveyed and permitted. A permit was obtained and the septic tank has been replaced. Joe Allred asked what the cost was for the engineering and permit requirement. The cost was \$500. Total cost for septic tank replacement was \$4,100.
 - iii. Tommy still needs to install wireless buzzer on door of the ranch house.
 - b. Legal description of lots
 - i. Cheryl talked with Mary Boxwell at Commerce Title in Uvalde regarding the sale of Lot 4 EF, previously owned by JoAnn and Clark Davis. Mary informed Cheryl that the legal description on the deed was incorrect. It read *Lot 4EF*, when it should legally read, *Lot 4 of the East Forty Unit of the Frio Cielo Ranch Association*. The correction was made to the original conveyance and Cheryl in her capacity as FCRA Board President, initialed the correction.
 - ii. Cheryl brought this up to make the point that this will likely happen again as lot owners of the East Forty sell their property. She simply wanted the membership to be aware of this.

- c. Deed Restrictions
 - i. There are/were goats on Lot 6. Adjacent owner to this property, Jade Woodruff, objected to their presence. The Board has tried to come to some type of agreement/compromise. Part of the problem was the Lawrence's (owners of the property) and the Ferguson's (renters of the property) misunderstood Jade's feelings on this issue. Jade is not OK with goats being on this property. Cheryl sent an email to Dan and Pat Lawrence advising them of this.
 - ii. Dan Lawrence was at the meeting and Cheryl addressed him directly. She asked him about the goats on Lot 6. Dan said there were no goats on Lot 6. Cheryl asked him if there were going to be any goats again on this lot. Dan said he didn't know. Since there is basic disagreement as to whether or not the Deed Restrictions have been violated, Cheryl will visit an attorney to get an opinion on the Deed Restrictions as to whether or not keeping animals on lots other than those listed in the Deed Restrictions constitutes a violation of the Deed Restrictions. Cheryl will get back to the board on what she finds out.
 - iii. Joe Allred noted that he believes that keeping goats on lots other than those designated is indeed a violation of the deed restrictions. This accepted practice goes back many years.
- d. Ranch Hosts – Annual evaluation
 - i. 1st Anniversary of Suarez's employment is upon us and the board is required to do an evaluation. The officers of the board, Cheryl Parkinson, Juanita Rinche and Diane Smith will do the evaluation, meet with the Suarezes, and get back to the board
- B. Mr. JW Young presented the Volunteer's Report
 - a. Everything is going along smoothly but he could still use more volunteers to help trimming trees.
- C. Water operator's report.
 - a. Cheryl read Water Operator's report. See full report on www.frio-cielo.org Good news is that the ranch well has returned to pre-drought level.
- D. Juanita Rinche presented the Treasurer's report and the Statement of Financial Activities.
 - i. Evans have been punctual on their payments.
 - ii. Only 2 liens left on FCRA lots
 - iii. The ranch didn't have to take any money out of savings for the septic tank replacement because there was enough money in the checking account from collection of assessments.
 - iv. FCRA was a little over budget on the telephone due to adding internet at the ranch house.
 - v. There is \$5,000 in outstanding assessments. Hope to catch those before the July 4th meeting.

- vi. Reviewed proposed budget for 2010-2011
- vii. Motion to adopt proposed budget, unanimously approved.

Old Business:

- A. Community Burn
 - a. JW says the new law states the community can put their burnable brush ONLY in a common area and authorized personnel can burn the brush when reasonable to do so and at their convenience. Any owner who trims trees around their house is authorized to put brush in burn pile. Cheryl will get with Mary Moss to determine the exact procedure for this process.
- B. FCRA Entry improvements presented by Yvonne Farrar
 - a. The committee met on March 15 and determined they had all the bids they needed and agreed to make a decision based on the bids received. In evaluating bids, the committee had certain requirements of the companies submitting:
 - i. Proof of liability insurance
 - ii. All materials to be used must be listed on the quote
 - iii. Provide references of jobs they have done
 - iv. Definite time line – start date and finish date
 - b. Only one company met all the above requirements and that was Uvalco with a bid of \$3500, plus the animal art. The cost for that depends on how many we wanted. They verbally said they could have the project done in a week.
 - c. Yvonne made a motion to accept bid from Uvalco, 2nd by Jean Koonce. Motion unanimously approved.
 - d. Point was made that no FCRA funds will be used for this project. All funds would come from donations. Cheryl made a suggestion to have a booth set up at annual meeting showing the membership the plans and what we are planning and asking for donations.
 - e. John Ferguson asked whether there would be a vote from the membership on this. His point was what if there are objections to this entry improvement. Would it happen anyway if some members objected? The board decided that the membership would be made aware of this plan at the annual meeting.

New Business:

- A. How to documents
 - a. Cheryl and Diane have been working on documents which standardize procedures for many of the routine activities/business of the Association. Procedures completed to date are:
 - i. Camping procedures
 - ii. Draft horse pasturing agreement – this document will be customized for each individual instance as needed

iii. Water connection/electricity hookup/phone service hook up/how to report an emergency

iv. Building Plan Submission Process

1. As an aside to this: The ByLaws do not authorize the board to disapprove building plans if there are unpaid assessments. So on the submission process documents, there will be a box to check off verifying that assessments are current. This will serve as a reminder to the owner and the board that the assessments need to be paid.

b. The information contained in the “how to” documents is nothing new. All of it comes out of the Deed Restrictions, ByLaws and previous board decisions. All these documents will be made available to members at the annual meeting and will be available on the www.frio-cielo.org website on or about June 1, 2010.

c. Discussion ensued on transferring property. FCRA needs written documentation of transfer of property from one owner to another which led to a discussion on the Resale Certificate. This is basically a standard Board of Realtors document that must be filled out by the Association when the sale of property goes through a realtor. The FCRA board president must sign this document and return to realtor. It is simply another way for a buyer to find out if there are unpaid assessments or liens on a piece of property being sold.

B. Ranch Host, Nancy Suarez presented her report.

a. She thanked the FCRA for replacing the septic tank and the repair work on the ranch house. Nancy made a point that felt she was not kept in the loop during the septic tank replacement. But she’s happy to be here and thanks the association.

C. Annual Meeting

a. Juanita will be in California for two weeks in June, from the 14th-25th. She wanted to know if it was OK to post the eligible voter list early. Discussion ensued. It was decided that Juanita will email it to Diane and Diane will post on the website.

b. Blanca discussed the picnic, how she loves to organize it, but she needs help. She gets a lot of volunteers but at the last minute, people bow out. She asked that if you volunteer to help, you honor that commitment.

c. Steve Jocelyn volunteered to help with the BBQ and Ricky Musquiz will cook the meat.

d. Blanca discussed that she put a deposit on a band for another event that cancelled and will lose her deposit if she doesn’t use the band. She asked if the FCRA would use the band for the picnic and pay the remaining \$250 to book them. Motion made by Shirley Farley to budget \$250 for the band, 2nd by Diane Smith. Motion unanimously approved. The band is called Diamondback and they are all teachers at Uvalde Community College. Blanca assured we would really like them.

- e. Cheryl told Blanca to go ahead with organizing and planning the picnic and keep the board informed as things happen.
- f. Discussion ensued about selling FCRA t-shirts or koozies with FCRA logos at the annual meeting. Joe Allred made the point that these activities are not usually money makers for the Association and cost money up front to get them started. Diane Smith will contact the guy who did our t-shirts and caps in the past to see if he still has the FCRA logo.....
- g. Juanita discussed the food for the picnic. What has happened in the past is that there is usually too much of one food item and not enough of another. She suggested we use the following system to help with controlling the kinds of foods people bring. The board agreed to put this in the newsletter and on the website for the annual meeting/picnic this year. If your last name begins with:
 - i. A-G – bring a salad
 - ii. H-O – side dish/vegetable
 - iii. P-Z – dessert
- h. The point was again made to please bring enough food to cover your guests. And please make only one pass through the food line until everyone has had a chance to eat. This goes for children as well.
- i. Cheryl discussed the upcoming elections and noted that Joe Allred, Pat Barbour, Shirley Farley and Cheryl herself are up for re-election. Joe will not run again, Cheryl and Pat will run, and Shirley is undecided. Diane Smith was designated as the person to receive nominations to place on the ballot. Nominations can be made from the floor as well. Voting procedures are in place. Cheryl will ask Anna Frost to head up ballot counting committee.
- j. Juanita will be in charge of decorations.
- k. Annual meeting starts at 10:00 am and Juanita will be available at 9am to receive payments. No checks for unpaid assessments will be accepted on the date of the meeting.
- l. Picnic begins at 4pm; food service begins at 6pm
- m. It was noted the Association needs a new American flag. The existing one is tattered and worn. John Ferguson offered to provide the new flag.
- n. Discussion from the floor:
 - i. Dave Lawrence wanted it noted that the FCRA is not in the contributing zone to the Edwards Aquifer Recharge Zone
 - ii. He asked about the settlement agreement the FCRA made some time ago with Dr. Smith. Cheryl said she was aware of it but it is not relevant to the Deed Restriction issue about the goats on Lot 6.
 - iii. John Ferguson noted he thought it was a good idea to get a legal reading on the goat issue. He wants all sides presented. Cheryl stated that the only thing the lawyers are going to look at is the documents and they will make a decision based on that.
- o. George Barber asked if it was OK to put a Do Not Enter sign at the entrance to his property. He has an increasing problem of people using his property as a turnaround and simply trespassing, at all hours of the day

and night. Cheryl commented that the only problem with that is that EMS won't enter the property in an emergency if such a sign is present. George said he didn't care. Cheryl told him he did not need board approval for a sign but would need it if he wanted to put up a fence.

Juanita Rinche made a motion to adjourn; Yvonne Farrar 2nd; meeting adjourned at 4:40 PM.