

Frio Ciego Ranch Association
Board of Directors
Meeting Minutes
August 21, 2010

Meeting was called to order by President, Cheryl Parkinson at 9:00 am. Secretary Diane Smith confirmed a quorum. Board members present: Cheryl Parkinson, Diane Smith, Yvonne Farrar, Pat Barbour, Jane Huffstickler and Jean Koonce.

Agenda was reviewed and approved by the Board.

Diane Smith read meeting minutes from the 5/23/10 meeting. Motion made to approve minutes; 2nd; Meeting minutes approved.

Regular Reports

1. President's Report presented by Cheryl Parkinson:

Cheryl welcomed newcomer Jane Huffstickler to the board. Cheryl made the point that this is the 1st all female board in the history of the FCRA. Cheryl also reminded the board of its fiduciary responsibilities to the board in this capacity and to the membership at large and to act in a way that is for the good of all.

The annual meeting and the picnic went well. The band was great but there was a lot of trash in the park the next morning. Cheryl, her husband Tommy and Diane Smith cleaned up the park in the morning and Tommy disposed of all the trash.

2. Volunteers Report presented by JW Young:

With hot weather upon us, volunteers have been doing minimum tree trimming. A tree was down behind Yvonne's Farrar's house and upon inspection it, JW noted the tree was dead. The volunteers cut it down and stacked the wood in the pasture to be burned when the weather is cooler and we've had rain. The pasture has been mowed before it got too dry. It's important to keep it mowed so it is not a fire hazard.

As soon as the weather cools off some, there have been volunteer offers to help trim trees. At that time, the trees will be trimmed and taken to the pasture for authorized burning.

The Ranch hosts came to JW and complained that lights in the park and at the campsites were burned out. All lights will be replaced at each campsite.

JW mentioned again that some people come down the road on the other side of the river and approach the crossing too fast. The suggestion was made again that

a sign be put up stating “Children Crossing” or “Stop and Look for Children” or something to that effect. Fred Kost, whose property borders that area of the crossing, would not object to placing the sign on his property. It was reemphasized that owners and guests need to stay within speed limits.

As an aside, Jane Huffstickler lost her sunglasses in the pasture and wondered if JW found them when he was mowing. He stated he did not. Also, Jane noted that she and her family came in Friday night and there were large boars and pigs on the road. She hit one, killed it and wondered what to do about it. JW said there was nothing to be done.

3. Water’s Operator Report presented by Cheryl as Jim Moss was not at meeting.
4. Cheryl read the report and it was noted the ranch used more water in June than July. Water measurement (from surface of ground to surface of water) was 25 feet; the same measurement as it was in July 08. To contrast difference, July 09, this same measurement was 35 ½ feet down. The Association is still in Stage 1 of Voluntary water restrictions. Also noted that water usage is high in the month of August. For the full water report, please see www.frio-cielo.org/waterreports.html
5. Treasurer’s report presented by Pat Barbour
 - a. Pat B read the Statement of Financial Activities.
 - b. The financials are not yet complete; Juanita has some data to add when she returns this week from vacation. When the financial are complete, they will be posted on the frio-cielo.org website.
 - c. Pat noted cash on hand is \$18,552.54

Old Business

1. Annual Meeting/Picnic

Cheryl discussed the annual meeting and picnic, stating both were a success. The meeting was lively but good. Cheryl noted that she and Diane discussed adding a *How to Organize the Picnic* document to the recently created How To Documents. Blanca would like to break up the picnic into sections and have one person assigned to a specific segment of the picnic. Pat Lawrence noted from the floor that Blanca did have a lot of help this year with the picnic, had a great time doing it and was more organized than last year. Pat suggested one get with Blanca before doing anything with the picnic. Cheryl thanked everyone who participated and helped.
2. Entry Project presented by Yvonne Farrar
 - a. The committee is proceeding with the Ranch entrance project
 - b. The animals have been made and are in bed of Pat Barbour’s truck if anyone would like to take a look.

- c. Funds are coming in. The project has about \$1,000 so far. The animals had to be made before they can start construction on the entrance.

New Business

1. Deed Restrictions – presented by Cheryl

The Association has run into serious problems with the interpretation of the Deed Restrictions. The Association sought and received an opinion letter from attorney, Blair Fassburg about modifying the Deed Restrictions so they are more enforceable. Cheryl suggested that a potential project for the board may be to select a few of the more problematic deed restrictions and modify them so they are a bit more clear and enforceable. At this meeting Cheryl wants the board to decide if this is something the board wants to do. If yes, then she suggested the board pick maybe 2 or 3 of the Deed Restrictions, discuss what the real problems were with them and decided if and how they should be modified within the parameters of the opinion letter; which states: *“In essence, Article 5 (of the existing DR) allows the Board of Directions to create new rules only so long as they are not contradictory to the other restrictions, concern the use of land, and do not expand or change the method of enforcement.”*

Currently the only method of enforcement the board has is a lawsuit. The board cannot add other methods of enforcement unless 100% of the membership agrees and everyone knows, this is not going to happen. However, the opinion letter also states: *Additionally, it is important to note that the authority to create additional rules and regulations is vested in the Board of Directors, not in the members of the Association.”*

Much discussion ensued. Cheryl called for a vote: Diane Smith made the motion that the board review the Deed Restrictions for possible modification of some the existing, most problematic ones; Pat Barbour 2nd; Motion passed unanimously. Cheryl asked that each board member review the Deed Restrictions and email her which ones each member believes should be looked at.

Eleanor Young noted from the floor that things have changed since the inception of the Frio Cielo and it may be time to take a look at the Deed Restrictions.

2. Fall Festival – Cheryl asked the board if they’d like to have one again this year. Board unanimously agreed to a fall festival. Cheryl suggested a couple of projects for the festival:
 - a. Building of bluebird houses – Volunteers could provide pre-cut kits and the members could assemble them at the picnic.
 - b. Star gazing – A new member, Rick Allnut, is an avid, more-than-amateur-astronomer and he would be happy to set up his telescope at the festival for star gazing. Cheryl will ask Rick to make a presentation to the board, if time permits, before the festival to convey what he can do for us.

- c. October 16th was designated for the festival and the next board meeting; with the meeting scheduled to begin at 3:00 pm.

Since there was no further business to discuss, motion made by Pat Barbour to adjourn, 2nd by Yvonne Farrar. Meeting adjourned 9:54 am. The board will take a little break then reconvene in executive session to discuss renewal of the Suarez's employment contract.