

Frio Cieo Ranch Association
Board of Directors
Meeting Minutes
September 10, 2011

Meeting was called to order by President, Cheryl Parkinson at 9:04 am. Secretary Diane Smith confirmed a quorum. Board members present: Diane Smith, Pat Barbour, Darrell Wolf, Jean Koonce, Shirley Farley, Juanita Rinche and Jane Huffstickler.

Agenda was reviewed. Removed Entrance Project Update from Agenda. Shirley added two agenda items: dogs and trailers, listed under New Business. Agenda approved by the Board. Diane Smith read meeting minutes from the 4/30/11 meeting. Motion made by Shirley to approve corrected minutes; Motion 2nd. Meeting minutes approved.

Regular Reports

1. President's Report presented by President Cheryl Parkinson: -
 - a. Cheryl welcomed Darrell to the board and thanked Blanca for her years of service. Cheryl is looking forward to this year. There is work to be done, but she is confident that we'll get it done.
2. Volunteers Report presented by Cheryl:
 - a. Volunteers have been busy. JW, Jim Moss, Jane, Harry, Eleanor and many others got together to trim trees on the East side of the ranch.
 - b. Other projects they've been doing, they've been working on repairing the old ranch fence, replacing cedar posts, etc.
 - c. JW noted the next work day, 3rd Saturday in October, October 15; same day as the Fall Festival. He noted that the volunteers got a lot done on the last work day. Big problem with lights at the pavilion being left on all night. Question: Do we need lights placed on a timer? May be
 - d. Speed limits are not being adhered to. It appears that it is Renters that are speeding.
 - e. Jane asked on the fence repair project, can one volunteer who has no experience in fence repair? Basically, yes; all you need is strength. Fence is being repaired in sections.
3. Water's Operator Report read by Cheryl Parkinson
 - a. Jim sent graphs along showing water usage. There has been some rain at the ranch which brought the water levels up some; but no rain since and the levels are dropping again. Again, voluntary Stage 1 water restrictions are in effect.
4. Treasurer's Report presented Juanita Rinche, as of 7/31/11
 - a. The Association made approximately \$293.00 on the rummage sale for the Ranch Entrance Project.

- b. Juanita read a letter from the RWFVD thanking the Association for its donations.
- c. Juanita made the comment that there is a little money left over from the donations for the ranch entrance project. There are ideas being discussed about how to use the extra money. The board should have more information at the next meeting.

Old Business

1. Ranch Host – The Association thought we had someone interested; but have not heard back from them.
2. Annual Meeting, elections & picnic 7/2/11
 - a. Cheryl thanked Blanca for her hard work organizing the picnic. It was well attended and everything got eaten.
3. Improvements to campground
 - a. Cheryl and Tommy did some research on the construction of RV pads and basically they are just gravel. So the board will continue to look into this to improve our campground.

New Business

1. Fall Festival by Blanca
 - a. October 15, 2011. It is an evening event. Same events as last year but adding a Tortilla toss; chili cook off; cornbread cook off. Association will provide hot dogs. Start time is 5:00 for judging; food service begins at 6:00 pm. No judges yet; Cheryl will ask Doug Addington; JW and Les will check with RWFVD to see if one of them wants to volunteer.
 - b. Next potluck: Tonight; German theme. They are lots of fun with Ethnic foods and dress and dance.
 - c. After that, next one in November; exact date to be determined.
 - d. Blanca will post next one on bulletin board
2. Blanca showed off the Water Level sign that she, Pat Lawrence and others created explaining the water levels, current and historic. Sign will be hung on the bathhouse. It turned out really great.
3. Dogs running loose on the ranch - presented by Shirley
 - a. There are owners on the ranch who consistently let their dogs run loose. Shirley knows there are two families. She has asked the neighbors to keep the dogs up, but to no avail.
 - i. Proposed solutions for the board to consider
 1. First offense: Ask owners to keep them tied/penned up
 2. Second offense: Pick the dogs up, take them to the no kill shelter and have owners pick them up

- ii. Cheryl asked Dan Lawrence if he knew what the policies are for the no kill shelter. The shelter is full and he's not sure what the policies are.
 - iii. Cheryl suggested that Shirley call the County Judge to see what the county ordinance/laws are.
 - iv. Just common sense; keep the dogs penned up.
- 4. Trailers – addressed by Cheryl
 - a. There was a trailer on a back lot that was owned by the Evans'. The Evans' signed a released for the Association to remove the trailer and take it for salvage value
 - b. Shirley presented the original deed restrictions, Paragraph 3, addressing the issue of trailers on lots. She noted that her neighbor has at least 3 trailers on his lot. She asked that Cheryl ask the attorney to take a look at that deed restriction, interpret it and rewrite it to tighten it up.
 - i. Shirley made motion for Cheryl to ask the attorney to take a look at the deed restriction , interpret it and present his finding to the board. Darrel 2nd, motion passed.
- 5. Effective 9/29/11 – Cheryl is retiring from BRC. After 9/29/11, she will have a new email address: cparkinson@frostandkeeling.com.
- 6. Schedule next Board Meeting – 11/5/11 @ 10:00 am
- 7. Motion made by Jean; 2nd by Shirley – meeting adjourned 10:05 am