

FRIO CIELO RANCH ASSOCIATION
Regular Board of Directors Meeting – FCRA Ranch House
Saturday – February 3, 2018 – 10:00 AM

Call to Order at 10:00 AM: Joy Benetti, President

Quorum Established : Clay Holland, Vice President

Board Members Present: Clay Holland, Larry Woodruff, Debby Lawrence, Eduardo Saldivar, Ricky Musquez, Max Morgan, Joy Benetti

Board Members Absent: Laura Cuellar, Sheree Perkins

Motion to approve the Agenda was made and seconded. Unanimously Approved.

Joy read the minutes of the October 21, 2017 Regular Board meeting. Motion to approve Minutes as read was made and seconded. Minutes were Unanimously Approved.

President's Report

Joy reported that the Ranch has been running smoothly. Much effort continues to be put into addressing the outstanding TCEQ alleged violations. Progress is being made.

Treasurer's Report

Debby distributed the second quarter Financial Report. *(see attached copy of Report)*

She reported that, to date, 39% of owners are current with paying their assessments. 61% have not yet paid their assessments for the February through July 2018 period. As of now, there are 8 owners who will receive a 'Notice of Intent to File Lien' letter if they do not pay their past-due assessments and compounded interest for a third consecutive period.

Once these owners receive the letter, they have 30 days to make arrangements to pay their past-due assessments and accrued interest. If they do not pay their past-due amount, or make a payment arrangement, FCRA will file a lien on their property.

She also reported that Texas Title sent to her a long-lost \$50 money order representing a resale certificate on a property sold quite a while back. The money order was deposited into the FCRA account.

Motion made and seconded to accept the Treasurer's Report as presented. Unanimously Approved.

Budget Committee *(see attached copy of Report)*

Committee member Pat Lawrence reported that the 'Water System Maintenance' expense category does not reflect some expenses incurred in January. Those expenses will exceed the budgeted amount in that category, but funds from the 'Contingency' and 'Ranch Maintenance' categories will cover the expenses.

She indicated that FCRA continues to operate very well within the approved budget, and that the assessments paid for the February through July 2018 period will replenish the FCRA account.

Building Committee

Larry Woodruff, Board Member, reported all is well with construction at FCR at this time.

Equipment Maintenance

Max Morgan, Board Member, reported the John Deere tractor is still running well. Max plans to take the riding lawn mower with him to work on it, so it will be ready when the weather warms up. Chain saw is also running well.

Water System Report & TCEQ Update

Dan Lawrence, Water Operator, distributed the water report. *(see attached copy of Report)*

Results of routine monthly water tests for November and December 2017 and January 2018 were all negative for coliforms (E.coli, etc.)

Results of a 3-part major test for nitrates, cyanide and volatile organic compounds (VOCs) were also good; no problems found.

Work to resolve outstanding TCEQ alleged violations continues. For the Well Completion Data Exception, FCRA needs to submit results from 3 raw water tests. These tests and other requirements can draw out the process of resolving violations for up 3 or 4 years.

In January 2018, a Uvalde engineering firm submitted to TCEQ an as-built drawing of the storage tank area that includes the 525-gallon pressure tank that was installed without first obtaining approval from the TCEQ Executive Director.

Extreme cold weather caused a few broken water lines, but all were able to be repaired. Broken lines on owners' property (from water hook-up to building, if any) are the owners' responsibility. If owner is not on site when a line breaks, Water Operator will turn water off. Owner is responsible for repairs.

Dan reminded owners to always turn off their water when they are not on the Ranch. It would also be extremely helpful if owners keep the area around their shut-off valve clear of weeds and debris.

The submersible pump at the well failed on January 28th. A Uvalde well company replaced the motor, old piping & wiring, and other necessary parts; water system is now as good as new. Same company raised the well-head and took a down-hole video; both to satisfy TCEQ requirements.

OLD BUSINESS

Electrical needs at campground: Pat Lawrence consulted Medina Electric Power Cooperative about costs to increase power for the campsites. Costs and work involved are prohibitive, and adding power is probably not necessary since increased usage occurs only once a year, if July 4 holiday occurs near a weekend. Pat recommends we first map the electrical service we have and attempt to redistribute it to existing circuits. Volunteers will attempt to map the electrical before the holiday weekend.

Re-routing Lookout Hill walking path: Volunteers selected a diversion of a portion of the old walking path. Trees and brush were cleared and the new segment was marked with pink flags. Barriers were placed at the front and back of the old segment to direct people to use the new. Board was requested to look at the proposed new segment and vote to approve/disapprove it.

Ranch work days: The Ranch does not employ anyone, so all projects are done by volunteers. There is always something to be done, such as tree trimming, fence painting, other clean-up. Motion was made and seconded to schedule monthly Work Days on the 2nd Saturday of the month. Unanimously Approved.

Next work days will be Saturdays, March 10 and April 14. Volunteers are welcome to help out anytime, not only on the scheduled dates. Contact a Board member on the Ranch (Joy, Debby) if you're on the Ranch and have time to work on a project.

NEW BUSINESS

Request to Use North Pasture for Horse: Owners Ron and Judy Wilson plan to live full-time at FCR. They presented a letter proposing that their horse be kept in the North Pasture, that they would pay to fence it, and any improvements would convey to the Ranch should their circumstances change. *(copy of letter attached)*

Owner Ron Malott currently uses the South Pasture for his two horses. The Board wants to limit livestock pasture use to the South Pasture only; North Pasture is where tree trimmings and brush are taken for later controlled burning. The Board needs more details from the Wilson's, and to review Ron Malott's Use Agreement to see if it could also be used for the Wilson's request.

Board members will attempt to meet with Ron Wilson and Ron Malott after adjournment of today's meeting. Board to reconvene if any vote is taken.

Relocation of Hummingbird Lane turn-around: Upon second look, the current turn-around is fine as it is; there's really no other place it could be relocated. Relocation request was withdrawn.

Some discussion about cleaning up an informal 'road' that runs parallel to the Dry Frio River, near Katfish Kitchen. Suggestion to add this to list of projects for future work days.

Name Change for Bob White Trail: It was moved and seconded that the street name "Bob White Trail" be changed to "Bobwhite Trail" and that Debby Lawrence do what is required with the '911 office' to facilitate the name change. Unanimously Approved.

Miscellaneous New Business:

- Potluck tonight beginning at 6:30 PM
- Update on status of appraised value of FCRA reserved area

[Meeting was recessed so Board members could inspect the reconfigured Lookout Hill walking path. Also called Ron Malott to see if he could attend Board meeting to discuss South Pasture Use Agreement.]

Board Reconvened after about ½ hour: Motion made and seconded to approve the revised path as flagged. Unanimously Approved.

Board reviewed and discussed Ron Malott's existing Pasture Use Agreement with Ron Wilson. He is okay with the Agreement in concept. Motion was made and seconded to table the "North Pasture use request" and have Ron Wilson and Ron Malott work out details to be put on the Agenda for the April 28, 2018 Regular Board meeting. Unanimously Approved.

Next Board meeting date set for Saturday, April 28, 2018.

Motion made and seconded to adjourn. Unanimously Approved.

Minutes approved April 28, 2018

Joy Benetti, President