

July 7, 2018 Annual Members Meeting

The meeting was called to order by FCRA President Joy Benetti.

Ms. Benetti opened the meeting with the Pledge of Allegiance led by Mr. J.W. Young. Military veterans were recognized and thanked for their service.

Quorum verified

Members were asked to look over the Agenda. A motion was made to approve the Agenda by Ricky Musquez, seconded by Max Morgan. Passed (unanimous)

Sheree Perkins read into the record the minutes from the July 1, 2017 Annual Members Meeting. A motion was made to approve the July 1, 2017 minutes as read by Pat Lawrence, seconded by Sheree Perkins. Passed (unanimous)

President's Report: President Joy Benetti reported that, after three Appraisal Review Board hearings, FCRA reached a two-year settlement agreement with Uvalde County Chief Appraiser Roberto Valdez that significantly reduced our 2017 property tax appraisal from approximately \$700,000.00 to \$40,000.00. While we agree our tax liability was correctly reduced from \$15,500.00 to \$930.00, we disagree with the method Mr. Valdez used, which was not based in Texas Property Code Law. Since 2002, all Frio Cielo Ranch reserve areas are held in a special restricted use open-space valuation called, Park, Recreational, and Scenic Land (Texas Property Tax Code, Chapter 23 Sub chapter F). We are gearing up for the 2019 protest, if necessary.

We completed an audit, rerouted the path to the look out, work was done on the ranch house fence, trees were trimmed. We had two member events, a Fall Festival in October and a Memorial Day potluck, fund raiser. Second Saturday workdays were revived. We continue working through TCEQ alleged violations. Another horse was introduced into the south pasture. Debby Lawrence worked to change the name of Bob White Trail to Bobwhite (one word) Trail, the name of a bird instead of the name of a person.

Treasurers report: Debby Lawrence reported on 5 current liens and the procedure used before we file a lien. Our cash on hand is \$11,370.00 and we anticipate around \$12,000 from this assessment period and another \$10,000.00 in January. Treasurers report was unanimously approved.

Budget report: Pat Lawrence recognized the other members of the budget committee Joy Benetti, Debby Lawrence, Larry Woodruff, and Sue Cook. The committee was formed two years ago to study the FCRA budget and recommend changes that would be good for the financial health of the Association. The FCRA members were asked to look over the proposed budget. A motion was made by J.W.Young and seconded by Darrell Wolff to add \$500.00 to this years budget for a donation to the Reagan Wells Volunteer Fire Department. Discussion followed. Motion was made by Kim Sturman seconded by Dan Lawrence to end discussion Passed (unanimous). The motion to add \$500.00 to the budget failed. Kim Sturman made a motion to approve the 2018-2019 proposed budget as presented; seconded by Max Morgan. The motion passed with one opposing vote. Jill Holland volunteered to donate \$500.00 to the RWVFD on behalf of the FCRA.

(three minute break)

Water report: Dan Lawrence, volunteer water operator, reported, we used 6.3 million gallons of water last year. That is 17,0000 per day. The static water level is at 26'. We are under volunteer

restricted water use. The Consumer Confidence Report for 2017 is posted on the bulletin board and on the friocielo.com website along with the contact info for the Drinking Water Watch. The Drinking Water Watch maintains a public information page for all public water systems. The largest expense this year was raising the well head to meet the state standard and at that same time replaced a broken pump. We are working through a 2015 deficiency because we do not have a drillers log. We have submitted logs from nearby wells, a down hole video, lots of paperwork - everything TCEQ has asked for and are waiting to see if it is approved. The other deficiencies have to do with the system and the number of connections. Because someone raised the question, TCEQ has been studying our system for two years, and it will probably be on going for another 3 years. There will be added expenses until the investigation is over. Dan thanked the people that help him, Dale Rutherford a new owner and is with him when work is done, Max Morgan, Dave Lawrence, Javier Bustamante, the oversight committee Larry Woodruff, Joy Benetti, and his wife Pat.

Equipment Maintenance coordinator: Max Morgan reported the John Deere tractor had a valve go bad, Sal loaned us his trailer to take it in for repairs. He also put in a new battery. On the riding lawnmower, Max replaced the spindles, drive belts, rack and pinion steering, idler bearing, blades, and welded the flanges under the mower deck. Max told the membership in the next few years we need to buy a more commercial lawnmower. The generator, the string mower, and the chainsaw are all working fine. Dan, Dave, and Sal will be working on the roads.

Building coordinator: Larry Woodruff pointed out, the deed restrictions are guidelines to maintain the ranch the way it is. If the members could view it that way, the members might be more likely to participate in the process and not push back so much.

Picnic: Food is at 7:00 pm. Games start at 4:00 pm. Event times will be posted.

Old Business: Submissions for buildings, septic systems, and camping are on the website and have been working very well. If you don't have access to the internet, we will print it out for you.

New Business: A ballot vote concerning future building plans will be taken. The ballot reads: "Should future construction at Frio Cielo Ranch be done on site as opposed to bringing in portable buildings. " Yes or No. (discussion followed)

Election of Board of Directors: Four directors are cycling off, Debby Lawrence, Larry Woodruff, Ricky Musquez, and Joy Benetti. All four have indicated a willingness to serve another term. There were no nominations from the floor. A motion to accept the four candidates by acclamation was made and seconded by unknown members. Vote passed with only one opposed.

Ballot count on construction to be announced at the picnic.

Meeting Adjourned

Should future construction at Frio Cielo Ranch be done on site as opposed to bringing in portable buildings. " Yes or No.

Ballot count: 119 – Yes, 5—No.

