

## **The 40th Annual Frio Cielo Ranch Association Members Meeting- July 6, 2019**

Joy Benetti introduced the current Board Members. Joy called the Meeting to order, Military Personnel were recognized and thanked for their service. J. W. Young led the group in the Pledge of Allegiance.

The Agenda was amended to allow Blanca speak about the Annual Picnic and games after the 2017 minutes were read.(The Agenda was approved)

Pat Lawrence read minutes from the 2018 members meeting. Minutes were amended to note that there were 119 votes for and 5 votes against a ballot vote. The ballot vote read: "Should future construction at Frio Cielo Ranch be done on site as opposed to bringing in portable buildings. Yes or No" (discussion followed) Jill Holland volunteered to donate \$500.00 to the RWVFD. The motion was made by Joy and seconded by Mike McCrary to approve the amended minutes of the 2018 FCRA Members Meeting.

Blanca reported on the evening activities- picnic, games, and tournaments.

Joy gave the President's report. This was a year of organization- she worked with the water oversight committee, the treasurer, and tried to keep us headed in the right direction. She thanked everyone that volunteered, even if they just picked up a piece of trash.

Debby Lawrence gave the treasurer's report. We currently have \$11,254.00 in checking and \$6,072 in savings. She reported on the status of collections. Last year, we had 9 active liens. We recovered 4 Liens amounting to \$3,700.00. We filed 2 new liens. Currently, we have 7 active liens.

Pat Lawrence introduced the budget committee: Debby Lawrence, Joy Benetti, Larry Woodruff, Sue Cook and herself. The committee does not spend the money. The committee keeps track of money that has been spent so we can make our best estimate of what the FCRA might need next year. The 2019-2020 proposed budget was presented. Motion was made by Debby Lawrence and seconded by Phil Kershner to approve the 2019-2020 budget as presented. All ranch financial records are available to any owner except for the personal accounts of individual owners.

Dan Lawrence reported on the water system. In June of 2015, during a routine TCEQ inspection of the FCRA Water System, the inspector noticed the association did not have possession of a driller's log. To correct this violation, the FCRA had to apply for a well exception. In the last two years, we have raised the well head, hired a professional to film a down hole video, located other wells nearby, produced deeds, replaced the wiring and pump, and have been working through a long list of other State requirements. We successfully implemented every change, and provided every document TCEQ asked for. In March of this year, TCEQ granted the FCRA Water System a Well Exception. As part of that same, 2015 inspection, a large pressure tank had been installed at the tank farm, but was never approved by the State of Texas. To solve that deficiency, we had to hire an engineering firm to redraw our as-built drawings. The cost was \$800. The state has now approved the new tank and the revision to our as-built drawings. That concludes the four year old 2015 investigation. We still have an on-going investigation created by complainant's on April 3, 2017. TCEQ has concluded that we need to complete several alternative capacity requirement studies over the next few years. We will report back as the investigation progresses. Overall water usage this year has increased from 14,000 gallons per day to 17,000 per day. Besides the three water tests we take every month, the state conducts their own tests at one, three, and six year intervals. This year, we had the big test \$2,800.00. They tested for pesticides,

organic and inorganic compounds, metals, and volatile organic compounds(VOC).

Max gave the equipment maintenance report. Max said everything seems to be working. We will need two rear tires for the tractor. He usually starts all the equipment when he comes up.

Larry reported that all the construction in progress has been dried in. Nothing new is coming up right now.

Under new business we started with naming two roads. A discussion followed. Pat Lawrence made a motion to refer this topic to the Board to get the lines drawn or more input from the membership.

Eduardo seconded the motion. Discussion followed.

Joy went over the ranch rules. Debby Lawrence went over the law concerning vehicles in the river. J.W.

Young started the conversation on speeding 4-wheelers and who had the authority to stop them.

Owners should know the rules and educate their guests. Owners should speak to anyone who is speeding or violating any of the ranch rules, identify the violator, then make your concerns known to the responsible owner. If you find it necessary to call the county Sheriff's Office, make sure you can properly identify the violator.

Please alert the Water Operator when you are expecting a heavy truck or delivery vehicles coming on to your property. He can identify the water lines so they can be avoided. If it has rained you should consider postponing your delivery a few days if possible.

The People running for positions on the Board this year introduced themselves.

Members were encouraged to donate to the Reagan Wells Volunteer Fire Department.

Members were instructed to circle up to 5 names on their ballot. If you circle more than 5, your ballot will not be counted unless you scratch out and initial the one you did not intend to vote for.

Eduardo made a motion to adjourn the meeting and cast the ballots. Max seconded it (motion passed)  
Meeting adjourned.

Election results were as follows:

Clay Holland	91
Pat Johnson	116
Pat Lawrence	79
Max Morgan	95
Eduardo Saldivar	93
Ron Wilson	54