

Approved FCRA Board Meeting Minutes – Saturday, March 18th, 2017

Call to order: Joy Benetti, President

Quorum established. Board members present: Tony Benetti, Clay Holland, Joy Benetti, Eduardo Saldivar, Heidi Mathewson, Ricky Musquez, Kim Sturman, Daniel Pedroza. (Larry Woodruff arrived late)

Agenda approved: Kim Sturman moved to approve the agenda with J.W. Young's addition; Heidi seconded. Agenda was unanimously approved.

J.W. Young items:

1. J.W. stated that Game Warden Henry Lutz was not upset over removal of gravel from the river to use on ranch roads, but was upset because Delmar Hiller, FCRA developer, put concrete on the river bed. Further stated that gravel had been removed from the river for years, and the Ranch was able to save thousands of dollars. Said that because someone complained to the Game Warden, we can no longer take gravel from the river bed. Stated that people should think things through before they make a phone call.
2. Was asked to move the box blade from Jim Moss's property to Equipment barn for ranch use. However the box blade belongs to J.W. & Jim Moss; not the Ranch. Also, Anna Frost donated a rake implement to the ranch, and J.W. can use the rake. J.W. does not want to be charged rent for use of the rake. Dan Lawrence noted that he was not the one who called the Game Warden. Joy added that we have to follow river laws referred to by the Game Warden and Texas Parks and Wildlife.
3. Kim moved that J.W. be permitted to use the rake (donated by Anna Frost) for ranch and personal use, without question and without paying rent. Motion seconded by Heidi. Motion passed unanimously. (Sal Vela offered to bring his rake if needed by the Ranch.)

Minutes from the January 7, 2017 meeting were read by Heidi and Kim. Motion made by Eduardo to approve the minutes with corrections. Seconded by Tony. Motion passed with 8 approvals and 1 abstention (Kim).

President's report: Joy followed up on items.

1. Update on water line broken by contractor removing a haul-off dumpster. Repair Invoice was sent to the company. Company responded stating it was not their dumpster. Cost was \$130.00. Ranch paid for repair materials and former water operator, Aaron Martinez, made the repair. Joy asked that, when contractors are doing work at the Ranch, owners inform them where our water lines are located and which roads can be used for travel.
2. Welcome packet for new owners is a 'work in progress.' Among other things, it will include:
 - a. Updated Campground rules and procedures

b. An updated map of Frio Cielo Ranch

Audit Report for 2015-2016 Fiscal Year: A 1-page audit report was included in the March newsletter. The binder containing back-up documents used to prepare the audit is available for review by any member. The summary report noted non-budgeted expenditures of more than \$17,000, and the assessment ledger was not returned to the Association.

Equipment: Max Morgan and Dan Lawrence completed an inventory of Ranch equipment. Joy will make it available in the future for members to review.

Assessment records review: Members who have not paid their assessments will be sent reminders for payment. Necessary corrections will be made, and payment plans can be arranged for those in arrears.

Treasurer's report: Tony presented the financial summary as of March 18th along with a budget worksheet. He reviewed the checking account balance, receipts and disbursements since January and current account balances. He also reviewed the 2016-17 financial report to date.

He noted the outstanding revenue owed in assessments is approximately \$4,600.00, not including members who are seriously behind in their assessment payments. FCRA will not send receipts for assessment payments; members' checks will be their receipts.

Tony praised Assistant Treasurer Debby Lawrence for her help. Joy mentioned the FCRA Bylaws concerning assessments, liens etc. In 2006, the sitting Board approved the filing of liens once members have failed to pay assessments for three consecutive periods.

Eduardo moved that the Treasurer's report be accepted as presented, motion was seconded by Daniel. Report was unanimously approved.

Building Committee report: Larry Woodruff had no report. Joy reviewed the procedure for building plan approval and mentioned the importance of complying with our Deed Restrictions. The Plan submission procedures are posted on the friocielo.com website.

Larry noted that installing a septic system requires an evaluation of your property by a septic designer. The designer selects the site for the septic tank and field; sometimes the site has to move depending on the soil composition. It's beneficial to coordinate your septic installation with the construction of your building.

Budget committee: Pat Lawrence suggested we start preparing a budget proposal for the 2017-18 fiscal year. The Board will be asked to approve the Proposed Budget at it's next meeting. Members will vote to approve the budget at the Annual Members meeting in July. Mentioned the main source of income is assessments. Other sources are: water hook ups, resale certificates, utility credits and campground fees. Campground fees will be funneled into campground repairs and upgrades.

The Audit summary that was included in the March newsletter can be emailed or copies can be made, if requested. Audit results were positive. Binder of audit documents is available for members to review.

Equipment maintenance: Max Morgan reported that both the Tractor and Lawnmower have been repaired. The weed eater and chain saw need some attention, too. Darrell Wolff stated the chain saw was repaired 6 months ago.

Maintenance log not yet completed. The tractor's Rock shaft control valve was replaced with an upgraded valve. Max educated members on what a 3-point hitch does. Joy spoke with J.W. Young's daughter and with Mary Moss to clarify which equipment belonged to J.W. and Jim Moss and which belonged to the Ranch. She thanked Max for working to reduce the repair estimate for the tractor.

Water operator's report: Prepared by Dan Lawrence - water operator - and presented by Larry. Water usage doubled from Jan. 2016 to Jan. 2017. February usage was in line with 2016. Two small leaks were repaired. After Aaron resigned as water operator, Dan Lawrence reviewed January records for accuracy.

* *Report attached to Minutes. JEB*

Eduardo moved to accept the Water Operator's report; motion was seconded by Daniel. Motion was unanimously approved.

Old business:

Campground procedures have been updated. Fees are now \$15.00/site/night effective since Jan. 7, 2017.

Update on TCEQ open violation: TCEQ wants documentation on the date our well was drilled. No one knows when well was dug or what the composition of the soil is at the well site.

On February 2nd, Joy and Dan Lawrence met with Refugio Rodriguez, from Texas Rural Water Association (TRWA), a non-profit association that contracts with the TCEQ to assist rural water systems. Rodriguez assisted in the preparation of Well Drilling Exception documents which were sent to TCEQ, via certified mail, on February 28. No response received as of yet.

New Business:

Resignation of previous water operator on Jan. 11, 2017. Dan Lawrence was appointed the new volunteer water operator. No communication received from Aaron Martinez, although repeated requests were made for information. On Jan 7th, 8th and 9th Aaron was contacted regarding regular water outages that were happening around the same time every day. On January 11, Aaron came to the Ranch and no outage occurred that day. Joy and three owners were present at the meeting with Aaron on January 11. Purpose of meeting was to resolve poor communication and lack of responses to emails and letters sent to Aaron. He indicated he could not see that things would work out and resigned effective January 11.

TCEQ requires public water systems have a water operator available at all times. Dan Lawrence received his water operator's license prior to 1/11/17 and is now the official volunteer water operator.

Annual Members meeting: Will be held on Saturday, July 1, 2017 and has been mentioned in the March newsletter. More details to come in May's newsletter. Elections will take place for expired terms. Will provide brief biographical on each person running for the Board. More on this at the May meeting.

Trash clean up on Lookout Hill: Members were asked to please pick up trash if you see it anywhere on the Ranch or Lookout Hill. Suggestion was made to schedule a future cleanup day. Please take trash back with you if hiking on Lookout Hill. Someone suggested possibly challenging teenagers on Ranch to pick up trash, in a sort of competition.

Water hook ups: Joy reviewed water hook up procedure. \$250.00 is payable to FCRA and given to the Treasurer before hook up process starts.

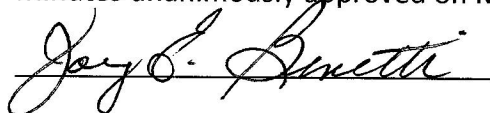
Burning at ranch: Debby Lawrence investigated Texas state laws re: burning of items on private property. Information will be included in the next newsletter. Also reviewed some rules for burning: In the North pasture, only tree trimmings or brush can be burned; no household trash.

Dan Lawrence pointed out that if no garbage service is provided, residents can burn trash but need to follow TCEQ guidelines. This includes notification of neighbors within a 300 foot radius of the fire. Neighbors should speak to their fellow owners if they violate the laws regarding burning. If ignored, the violator can be reported to TCEQ; they will send educational materials to the violator. If no improvement, TCEQ will send out investigators, if necessary. Eduardo questioned what to do at the moment when people are burning. Best course of action is to call the Sheriff in either Real or Uvalde counties. Ricky is a member of the Reagan Wells Volunteer fire department and told people to use common sense. And, if you burn neighbor's property, you are responsible for it.

Next meeting: Saturday, May 27th at 9:30 am. Town Hall at 9:00 am.

Eduardo moved to adjourn the meeting; motion seconded by Daniel. Motion passed unanimously.

Minutes unanimously approved on May 27, 2017.

A handwritten signature in cursive script, reading "Joy E. Benetti", written over a horizontal line.

Joy E. Benetti, President

Water Usage:

March 18, 2017

January 2017 water usage—total **492,370 gallons** average ... 15,883 gal per day
 Jan 01-11, 2017 242,380 average 22,034 gal per day
 Jan 11-31, 2017 249,990 average 12,499 gal per day
January 2016 water usage— **216,600 gallons** average per day 6,987 gal per day

February 2017 water usage-- **226,435 gallons**

February 2016 water usage-- **216,700 gallons**

March 1 thru 17, 2017-- **88,670 gallons**

Installed 1 water hookup—Sheree Perkins, Lot 24EF

2 water leaks—Turkey Trot, near Lot A1(slip fitting)

Loop Rd near Lot 29EF(slip fitting)