

The Frio Cielo Ranch Homeowners Association Board met May 21, 2016 at the ranch pavilion.

Members present were Larry Woodruff, Dan Forrester, Fred Kost, Darrell Wolfe and Kenneth Greer.

President, Darrell Wolff called the meeting to order. With 5 board members present, a quorum was established.

Minutes from the previous meeting were unavailable due to technical difficulties. They will be posted and made available at a later date.

Darrell reported that the security system was repaired and in good working order. He also thanked Fred for donating the concrete for the BBQ pit area at the park and Aaron for rebuilding the BBQ pit. The cost of supplies to rebuild the pit were \$187.46 and was taken out of the annual meeting expense line item.

The water report was given by the ranch Water Operator, Aaron. Water usage in Feb. was 216K gallons, March 356K, April 721K, May to date 298K. Several leaks occurred during April. These were repaired and water usage is back to the usual rates. The water well is at 25', which is normal height.

The volunteer report was given by Dan Forrester. He thanked Dan
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background-color: transparent;">The financial report was submitted by Juanita Rinche and given by Darrell.

Currently, there is \$11K in back assessments that are past due. Capital improvements include water system improvements. Dan Forrester made a motion to accept the treasurer's report and Larry seconded it. The motion passed.

Old business

The 4th of July Annual Meeting and BBQ--Pat Lawrence, Blanca and others are meeting Memorial Day Weekend to plan the event. Aaron mentioned that the city of Uvalde is no longer accepting trash from outside areas. The county will accept trash and charges \$1 per bag for disposal. It was suggested that campers be informed that they will need to haul off their own trash. This needs to be included on the website's application form for campers.

People that are interested in running for the board should submit their names at least 10 days before the meeting. However, nominations will also be taken from the floor at the meeting. Ballot counters will be needed and Pat L. volunteered to help if the counting was not done during the meeting.

New business

Proxies for the annual meeting are being mailed to the Reagan Wells Baptist Church.

Darrell presented the proposed budget for 2016-2017. Because of cost increases, the proposed budget has a \$11K shortfall. The board explained 3 proposals to be presented at the annual meeting to address this shortage. 1) increase assessments for full time residents to \$29 only on the lot they live on, \$10 increase for part time owners, 2) special donations 3) use the savings acct til it runs out. Dan Forrester made a motion to add a 4th option to increase all lot assessments slightly. It was seconded by Fred and approved. Any change in assessments will have to be posted 30 days before the annual meeting and then approved by the membership.

Dan Forrester reported on the owners gathering that took place prior to the board meeting. Joey Barber asked that more notification be given for meetings and posted agendas. It was suggested that tentative meeting dates for the year be planned. There was also a discussion concerning who maintains the website. Pat L. expressed concerns that members are not able to speak at the board meetings and feels there needs to be more diversity on the board. Time limits on speakers at the owners gathering before board meetings was discussed. Concerns about the easement issue with property that Fred would like to sell were expressed. Dan Forrester stated that he would like to see the issue brought before the entire membership.

Dan Forrester made a motion that a lock be placed on the lateral clean out at the park before July 4th weekend. Kenneth Greer seconded the motion and it passed.

It was reported that the pending liens on 12 of Dr. Smith's lots has been resolved. Dr. Smith still needs to release the liens.

The meeting was adjourned and an executive session was called. The board members met in executive session. It was determined that the issue at hand could not be discussed in an executive meeting, so no action was taken.

The board meeting was reopened to report the executive board non action and the board meeting was adjourned again.

Submitted by Virginia Greer, May 25, 2016

May I always be grateful,
Virginia