

FCRA Board of Directors meeting

January 23, 2010

At 3:05 p.m. the meeting was called to order by President Cheryl Parkinson. Due to the cold, windy weather the meeting was moved to the "Butler House". Everyone present at Steiner Park was invited to attend at the Butler house. About 10 FCRA members who were not board members were present during the meeting.

Quorum Call: Present 8 members. - Cheryl Parkinson, Pat Barbour, Jean Koonce, Yvonne Farrar, Blanca Bustamante, Shirley Farley, Juanita Rinche, Joe Allred (acting secretary for this meeting.)

Cheryl read the description of Fiduciary Responsibilities of Directors. This has been read to the Board and agreed to be followed by all of the Directors for the past four years. A copy of this can be found on the Ranch website www.frio-cielo.org.

- 1 Reading of minutes - President Parkinson read the minutes. Juanita Rinche moved to accept. Shirley Farley seconded. Passed unanimously.
- 2 John Ferguson was present at the meeting and Cheryl asked if he was recording audio of the board meeting and if he intends to post on web, he said "Yes."
- 3 Law suit. Cheryl reported that we have received a file-stamped copy of the settlement of the law suit. She said this is one of the Ranch's better moments because the members came together to solve a dangerous situation. There was as strong attendance of members at the hearings and this impressed the judge as evidence that this was not personal between a few people but was a genuine community concern.
- 4 Shirley Farley has resigned from VP position but will continue to write for the newsletter and Diane Smith will distribute the publications.
- 5 Tommy Parkinson has made additional repairs on the Ranch House. A toilet leak was repaired. The water heater is old and inadequate. It will need to be replaced; a 30 gal electric water heater will likely cost \$200 - \$250. The Ranch Hosts have requested a 220v outlet in bedroom to heat the bedroom with a heater they will supply. The electrical service to the Ranch House will support that and the cost of materials to place the 220v plug will be \$75.
- 6 Lawrence road designation request. Dan and Pat Lawrence wish to sell lots P&Q which are located south of the park on the west side of the river.

A loan is requested by the purchasers from the Veterans Land Bank. The issue is that the existing road that accesses the lots south of the park (J – V) has never been officially designated as a road with an official easement. This needs to be established.

- a. David White, Uvalde attorney who represents Garner Abstract Title Company, offered to draw up a simple document for this purpose at no expense to the FCRA. This will establish the proper legal road access to lots J - V.
 - b. Pat Lawrence showed the board a copy of the plat she obtained from the county court house which does not show a road on the river side of these lots.
 - c. Shirley Farley made a motion (Blanca Bustamonte 2nd) – To authorize granting a 50 ft easement on FCRA reserved area, along the east boundaries of lots J-V as a Frio Cielo Ranch road for these lots and also to authorize Cheryl Parkinson to accept attorney David White's offer to draw up the appropriate document, which will then be reviewed by Cheryl and then will be filed with the appropriate county office.
 - d. Motion approved unanimously.
- 7 Naming the road. Motion was made by Yvonne Farrar (2nd Shirley Farley) to name the road "Humming Bird Lane."
- a. We need to provide the appropriate county authorities with the information and evidence of the naming of the road.
 - b. These minutes are the official record establishing the easement for the ranch road and naming it "Hummingbird Lane."
 - c. Motion was approved unanimously.
- 8 Building Plan: Cheryl discussed that she and Diane Smith are writing guidelines to describe the process of applying to the Board for building permits on the Ranch and the process for the Board to approve/disapprove as it has been done routinely. These written guidelines will be used to inform all owners of the process to make it easier to understand and follow. The guidelines will be presented at the next Board meeting.
- 9 Volunteer report.
- a. The Ranch road near the barn is suffering from the school bus turning around. It was decided that there is nothing to do to prevent this wear as the bus must turn here as routine necessity.
 - b. Water Report by Jim Moss. Jim presented a written report and discussed it. Sat January 9, 2010 the temperature dipped into single digits.
 - c. Only 1 water line break on Ranch property was found during the recent freezing weather.
 - d. It was recommended that we tell owners that when they leave their

property they should remember to shut off the water supply to their houses and drain their water lines if cold weather is possible prior to their next visit.

- e. Upcoming concerns. Nothing major is expected. Certain areas leak frequently, for example the water line near the Jacksons' home. The water volunteers are trying to eliminate slip joints where possible as these are frequently the leak points.
 - f. Water level in the Ranch well has risen so the short term risk of loss of water supply is relieved.
- 10 The Board voted a unanimous resolution of thanks for all of the volunteers who are helping take care of the Frio Cielo.
- 11 Evans payments on assessment debt. They were late with one payment and after some consideration it was accepted, but as a one time only event. Two payments have been received since then and they were in full and on time.
- 12 Treasurers Report by Juanita Rinche. Report was read and accepted unanimously; motion by Pat Barbour, second by Yvonne Farrar.
- 13 Fall Festival Report by Blanca Bustamonte. The Fall Festival in 2009 was well received but attendance may have been reduced by being the first weekend of deer hunting season. There was a consensus of the board that we should have a Fall Festival again in 2010 but it should not coincide with the opening of hunting season.
- 14 Community Burn Report by Mary Moss. Approval is being requested from TCEQ for a community burn permit for disposing of tree trimmings in the north pasture. We will need to check all contributions of material to burn pile and keep a log of the material. This is not an opportunity to burn waste other than tree trimmings.
- 15 Sanitary Facilities report by Shirley Farley. One FCRA owner has no sanitary facilities on their property though they have a structure that is used for guests. Guests have come to stay and appear to be using the river area as open ground latrine. Bob Oakley of Uvalde County said it was a criminal violation to deposit feces near a water way. TCEQ regulations (cite code from Shirley) also identify this as a violation of state law. Rick Coggins has replaced Ed Oakley as the Uvalde county official with authority on these matters. He visited the Ranch and saw that kitchen drainage was also draining on the ground and this is also designated as "black water" and is a violation to dump on top of the ground. Coggins will be sending official certified letter as a notice of required septic system.

- 16 After discussion it was determined that the Board will require that any building permit request in which it appears that the result may generate black water without a proper sanitation system will be denied. This is in keeping with the Board responsibility to see that the FCRA does not allow violation of law on the Ranch. In this matter it is a requirement that the Board concern itself with the health of all people on the Ranch. No building permit will be approved without proper sanitation provisions as required by state and local law. In addition, a violation of health and environmental laws that occurs on the Ranch and comes to the Board's attention will be reported to the proper officials. The Board is obligated to do this as it's responsibility to protect the health and environment for all of the members.
 - a. We are in the Edwards Aquifer Recharge zone and must comply with all Texas laws accordingly. Local government (county) as well as state (TCEQ) have the authority to enforce sanitary environmental requirements. The Board is required to report violations.
 - b. A STATEMENT REGARDING SANITATION will be drafted by Shirley and Cheryl for publication to the FCRA members as required policy for the Ranch.

- 17 Entrance Improvement committee, Yvonne Farrar and Jean Koonce.
 - a. Estimates were requested for front entrance improvement. Lowest estimate was from Leakey Welding - \$4,949, to build the entrance but would not include animal art. Town & Country Welding, Ingram also provided an estimate. A quote from Uvalco was for \$3500. Another bid received was from Willie Garcia for \$7000.
 - b. Blanca suggested that she would contact the welding lab at Southwest Texas Junior College to take it on as a class project. Next week the welding guy will come to see the site.
 - c. The committee will give these further consideration and report at next Board meeting.
 - d. It was noted that the building of a gateway entrance for the Ranch will not be a budget item for the FCRA but will be paid by voluntary contributions.

NEW BUSINESS

- 1 Pat Barbour would like to see if we can organize repairing the old cedar fences on the front pastures. Pat was encouraged to discuss this with others who may volunteer to do it.
- 2 A member request was made for signage for roads on Ranch to identify the road names.
- 3 Schedule of upcoming FCRA meetings –

- a. May 22 next Board Meeting - 3 p.m.
 - b. June 3d newsletter must be mailed out.
 - c. July 3 next Annual Meeting
- 4 Board passed a unanimous resolution of condolences for Lynda Vandeventer who passed away recently.

ADJOURNMENT: A unanimous motion of adjournment was agreed and the meeting adjourned.

Submitted by Joe Allred
Acting Secretary for January 23, 2010 FCRA Board Meeting