

January 11,2020

Regular meeting of the Frio Cielo Ranch Board of Directors.

The Meeting was called to order by Joy Benetti.

A quorum was verified by our Sergeant at Arms, Eduardo Saldivar.

Members present were Joy Benetti, Debby Lawrence, Pat Lawrence, Eduardo Saldivar, Pat Johnson, Max Morgan, and Larry Woodruff.

Members absent Clay Holland, and Rickey Musquez.

The Agenda was presented to the board. Eduardo made a motion to accept the agenda. Debby seconded the the motion. (motion passed)

Joy read the minutes from the October 26, 2019. They were amended. Larry made the motion and Max seconded the motion to accept the minutes as amended. (motion passed)

President's Report: Joy Benetti reported things have been quiet. She assisted a few owner with right of way agreements for Medina Electric.

Treasurer's Report: Debby called attention to the current Budget Report. The association has \$22,312.52, cash on hand. We are down to 3 active liens. 4 owners are behind 3 assessment periods and will receive an intent to file a lien letter. They will be given a chance to make a payment plan before a lien is filed. Next assessment period is February 1st. Motion made to accept the treasurers report was made by Ed and seconded by Max. (motion passed)

Audit Report: Pat Lawrence reported that on November 29, She, Dena Norman, and Lisa DeRouen, met with Debby Lawrence to perform the 2018-2019 annual audit. We will report on the audit in the next News letter.

Building Committee Report: Larry Woodruff reported the Building committee has received two new submissions.

Maintenance Report: Max Morgan said he had trouble getting the old diesel tank removed, but it is now gone. He will be changing the oil in the ranch tractor soon. He will take the chainsaw in for repairs.

Water Oversight Report: Quarterly reports were turned in to TCEQ. In November TCEQ conducted their regular Three Year on-sight inspection. We are still waiting on the results, but we are unaware of any violations. Owners should cut off their water at the road and drain their house to avoid broken water lines. Due to threats to our water system had TCEQ and Homeland Security required us to post some new signs. Two major water line breaks have been repaired. If you find a water break on your property please let Dan know.

Old Business: Bath house repairs will begin with removing the external skin an repairing any termite damage. The skin will be replaced with Hardy plank siding. The toilets will be renovated or replaced and internal plumbing changed to pex and be removed from the trench. We will need two new heaters. \$1,000.00 has been allocated to begin the bath house renovation. Joy joined the committee and will act as the board liaison.

New Business: The board has the responsibility to the membership to oversee projects done on Ranch common grounds. The Board held an emergency meeting and asked the Beautification Project Committee to pause until the board could clarify how project authorization would take place. Joy read a letter from the BPC. Ron Wilson volunteered to be in charge of the BPC and to work thru the board on future BPC projects. Larry made the motion to develop a page on the website for any owner that wants to volunteer to do a project could go to the page, fill out a form and get Board approval. The motion was seconded by Pat L. (motion Passed)

Joy clarified with Ron Wilson that the newly formed volunteer page includes the BPC. Pat L. made a motion to accept the new sign Made by the BPC and allow it to be installed on the new post at the front entrance. Eduardo seconded the motion. (motion passed).

Blanca said we are hoping to have a simple spring get together. She would like to keep it light and use the event to go thru and see what we need to do to get ready for the summer. We could bring sides to go with hamburgers and hot dogs furnished by the ranch. The meal could be early and we could spend the evening playing with the ranch toys, maybe even a Lotteria fundraiser. Blanca said

Saturday, March 21st would be a good date for the spring mixer.

Joy noted that the speed limit on county road has changed to 30mph. We will put a reminder in the next newsletter.

The next Board meeting will be May 9th.

Eduardo made the motion, Max the motion to adjourn the meeting. (motion passed)

Meeting Adjourned

The board went into executive session to discuss matters of a personal nature.