**BARTON CREEK RANCH**

**PROPERTY OWNERS ASSOCIATION**

October 7, 2014 Meeting Minutes

1. Opening Comments and Old Business

* BCRPOA meeting and NNO

President Rick Adams opened the meeting at approximately 6:35pm mentioning that in addition to the annual POA meeting, it was also National Night Out. Guest speakers were introduced: Hays County Sheriff’s Detective Ronny Torres; Staff Forester III Eric Beckers, Texas A&M Forest Service; and Firefighter Joe Felkel

* Approve minutes from Oct 1, 2013 meeting

Major topics from the Oct 1 were synopsized. Minutes are available on the BCRPOA web site.

1. National Night Out

* [www.usaaedfoundation.org/](http://www.usaaedfoundation.org/)

Handouts were displayed, each of which are available for free and can be obtained at the above web site

* Hays County SO

Burglary of structure: A recent burglary in BCR was discussed. Detective Torres provided an overview of current investigative efforts to identify suspects and recover property. He also discussed the need for enhanced neighborhood watch: residents should look out for and report suspicious vehicles to Hays County Sheriff’s Office. He believes that the BCR burglary was committed by one particular group of suspects that are currently under investigation. He also recommended the use of game cameras as a home surveillance tool and that residents should record the serial numbers of their property. The best chance of getting items returned if they are stolen is if victims are able to provide serial numbers to law enforcement.

* Firefighter Joe Felkel, North Hays County Fire Department

Joe discussed firefighting resources available within Hays County, including the availability of water trucks. He recommended the trimming of trees and brush as a fire prevention effort. Wood, including firewood, should not be stacked under house eves. He also recommended that families have a predetermined location to meet if they are forced to flee during a fire emergency. Firefighting equipment and personnel were made available for a show and tell.

1. Oak Wilt Discussion

* Forest Service Project Specialist Eric Beckers

Staff Forester III Beckers discussed symptoms of oak wilt and eradication efforts. Oak wilt was first discovered in the mid-west in 1941 and named in 1942. It was discovered in Dallas County in 1961 and at that time it was thought to be a symptom of drought; it was later determined to be a fungus. Trenches to stop the transfer of oak wilt through a root system should be at least 100 feet from a symptom and 4 feet deep. Cutting oak trees….or wounds….should be avoided between February and June. On the topic of wild fires, the spread of fire is exacerbated when it burns through tall grasses and dead trees. He recommended that residents cut back tall grasses and dead trees.

1. Treasurer’s Report

POA Treasurer Ronnie Pinkerton was unable to attend the meeting. POA president Rick Adams provided a treasurer’s report: The total expenditures over the past 12 months was $1,332.28 for entrance sign rock repair; message board improvements; bank fees; 2013 meeting expenses; PEC entrance light fees; PO box fees; Secretary of State non-profit filing fee; returned check fee. Income was $2,370.00 resulting from dues and resale fees and full insurance reimbursement for entrance sign rock repair. Our balance is $5,604.96. A question was raised as to why the association had to pay for the rock wall repair. Rick Adams explained that it was necessary to hire a rock mason to complete the work and such professional laborers require payment upon completion of a project: they do not go to insurance companies to seek reimbursement like an auto repair shop. As a result, Rick obtained a check from the Treasurer using association funds to pay the contractor then he sought and obtained full reimbursement from the respective automobile insurance companies (70% reimbursement from the primary at-fault driver and the remaining 30% from the secondary driver’s insurance company). There was, therefore, no final out of pocket expense from the association for the repair.

1. ACC Report

* ACC member and BCR resident Charles Bonney discussed application requirements for site development projects, big and small, and provided a handout outlining key sections of the association’s CC&R’s

1. History of Covenants, Conditions and Restrictions

* Rick Adams provided an overview of the establishment of and amendments to the subdivision’s CC&R’s

1. 2011 Texas Legislature Revisions to Texas Property Code Governing HOA/POA’s

* Rick Adams discussed numerous new laws and changes to existing laws governing HOA’s and POA’s enacted by the 2011 legislature that became effective January 1, 2012. While some of the requirements can be enacted fairly easily, others may require legal assistance to review and implement. It will take some time to develop a path to implementation of the requirements and determine when legal assistance may be required.

1. New Construction Along RR12 and Increased Traffic

* Rick Adams reported that once again he spoke with Commissioner Whisenant in an effort to ascertain what TXDot is doing to enhance traffic safety on RR12 and forecast road improvements as a result of planned commercial and residential construction along the roadway. The commissioner said that he would provide current information to President Adams regarding such mitigation efforts but no update was provided as of the date of the meeting. Interested BCR residents are encouraged to contact the Commissioner at 512-858-7268 and seek information regarding this topic.

1. Speeding in BCR Subdivision

* Discussion was held regarding this on-going issue. While there are still violators, there appear to be fewer instances of unsafe driving.

1. Weed Abatement and Property Upkeep

* There was a very lively discussion about the condition of some properties within the subdivision. Issues include toppled fence pillars, broken tree branches from the June storm that are unsightly and may present a fire hazard, and overgrown weeds. There was debate about what one person sees as weeds are another person’s concept of natural growth. Fire department officials were asked about whether or not unchecked dry weeds present a fire hazard and in fact, they do. Residents were encouraged to consider the potential of diminished property values as a result of dilapidated hardscape or structures, trash piles, and manageable weeds that are allowed to flourish. On the other hand, many people voiced their desire to have a natural landscape setting within BCR. There was no consensus or middle ground reached as to what is natural landscape verses weeds. The POA board and the ACC will consider formal action for violations of CC&R’s based upon written complaints, if received.

1. Open Discussion (non-agenda items)

* Open discussion was cut short due to the lengthy meeting. The meeting was adjourned at approximately 8:45pm.