**BARTON CREEK RANCH**

**PROPERTY OWNER’S ASSOCIATION**

October 25, 2022 Meeting Minutes

1. Opening Comments and Old Business
   1. Overview of meeting agenda was given by Todd
   2. Motion to approve minutes from October 27, 2021 meeting (available on BCRPOA web site) made by resident Rick Adams and seconded by multiple residents. Minutes approved.
2. General Update
   1. Treasurer Announcement (Todd)
      1. Kelley has stepped down and treasurer and we want to thank her for her years of service to the neighborhood.
   2. BCR Roads (Rick Adams)
      1. County Commissioner Walt Smith & Aaron Jones, head of road maintenance for the county, attended the first portion of the meeting and shared information regarding the history of the road situation. There was no clear path to re-do the roads shared, but Aaron commented that with continued sanding during the hotter months that the tar bleeding will stop.
      2. There was a request by one resident about adding a low water crossing depth gauge at the front of the neighborhood that Walt agreed to look into.
      3. There was a request by one resident about walking trail/sidewalks along the roads as well
   3. Dead Tree at the mailboxes removed – Thanks to Rick, Mel & Ross for helping as we didn’t want those rotting branches falling on any people or vehicles
   4. Thanks to Bennet Cowan – Trimming grass up near the mailboxes
   5. As Rick has done in the past, the ACC, Debbie and I want to kindly remind all our neighbors to familiarize themselves with the BCRPOA Covenants, Conditions and Restrictions – Link on our neighborhood website – www.bartoncreekranch.org
   6. POA Dues update – (Debbie)
      1. Debbie shared more details on the reasons that we need to raise annual POA dues for the neighborhood. There are 2 primary expenses, being the PO Box @$130/year and the light at the entrance @$60/month. To fund these two expenses, it takes 85 lots plus another 2+ to fund the domain name/website for the neighborhood. In addition to these current recurring expenses, things we are looking at for the future include outsourcing Trees trimming/removal and mowing in common areas. The POA also needs to modernize its filing system by digitizing the years’ worth of current paperwork that is currently stored in boxes and file folders and is highly susceptible to loss as there is only one physical copy in most cases. We will need to be able to store this in the cloud long term once it is digitized. We will of course also continue to see inflation impacting current expenses. Outside of these current/future recurring expenses, there are also expenses like attorney fees that will be incurred from time to time. Debbie shared that we did meet with an attorney to review the CC&Rs and make sure that any changes that we needed to make around POA dues or anything else was done in the correct way. There have been many changes by the state over the years impacting HOA/POA laws that need to be taken into account.
      2. Inna Boren inquired if we were also thinking about ways to do electronic payments and Debbie/Todd shared that it is something we will be looking into.
      3. Cathy Ramsey also inquired if there was a way to include a financial penalty for not paying annual dues. This is also something that the POA will look into.
3. Treasurer’s Report
   1. Debbie to provide an overview of the POA budget. Residents can contact our newly elected treasurer, John Jankowski if they would like to personally review budget documents.
   2. Balance as of October 27th, 2021 was $6562.66, Income/Resale Fees - $1290.00, Expenses - $837.01 ($652 – PEC, $130 – PO Box, $24 – Domain Name/website, Burn-Ban Sign - $31), Total balance as of October 25th, 2022 is $7015.16
   3. It was also mentioned that the attorney consultation was $1000 but was not paid as of this statement and thus not included in the total expenses.
4. ACC Report
   1. Billy Morgan shared his thoughts on the primary role of the ACC. There were 13 applications this year with 11 of them being approved, 1 approved with exceptions and 1 in the process of being approved.
5. Election of BCRPOA Treasurer
   1. Call for nominations: Rick Adams nominated resident, John Jankowski for POA treasurer. The nomination was seconded by resident Ruth Folger.
   2. Call for votes/election: A call for votes was made and all lot owners present unanimously voted to elect John. The nomination was affirmed and John Jankowski was elected for a three year term.
6. Open Discussion (non-agenda items)
   1. Joe Felkel gave a general update on the North Hays fire and rescue. He also discussed the EMS situation where EMS is a separate entity but operate in coordination with the fire department. It was shared that the station #75, closest to our neighborhood at Fitzhugh & 12 is not staffed full-time. Thursday and Monday night it is. He also gave a quick update on the fire situation and that the Texas Forest Service has stationed crews around the area which has allowed crews and heavy equipment to arrive at fire outbreaks within about an hour. He reminded residents to keep areas clear and away from the home/eaves of the home. He also reminded folks that when not under a burn-ban that folks can burn limbs/brush/etc from land but to not burn construction waste. Finally, he did remind folks about the process to apply for a burn permit with the county and why that was important to do so.
   2. Michelle Rosen shared information on the Halloween Parade in the neighborhood planned for 6pm on 10/31. A parade will start outside of Cara Well’s property @220 Barton Creek Drive at 6pm. The parade will be clockwise from there around the main circle. She also requested if folks would like to help, she is collecting donations of bleach and Purina dry cat food for PAWS. Finally, she also reminded folks new to the neighborhood to provide contact information for block parties if they have not already. She also asked why the key was not left on the bulletin board. Debbie advised that someone keeps removing posts from the board, so the key was removed to prevent POA postings from being taken down.
   3. Vicky Adams read a letter expressing concern over the berms at 31305 RR12, asking if the would eventually be covered in grass and if the application was filed with the ACC board for that construction. Brea and Stephen Black, owners of said property, explained the purpose of the berms was to direct water flow away from their house due to the construction at Moxie, which has caused extreme flooding on their property. Their plan is to cover in grass when we get some rain. No ACC application was filed for the berms.
   4. Melanie Cox brought up a concern about some properties with very bright lights and the fact that this area is considered a “Dark Sky” community. It was discussed that this is something likely to be taken up with the county as there is nothing specific concerning this around the CC&Rs.
   5. Beth Caldwell brought up a concern about rental properties and seeing a higher rise in issues (primary example was cars and RV at one property) with these properties including an issue with some dogs that were reported to animal control. Debbie and Todd shared that this issue (minus the dogs) was addressed with a letter to the owner from the ACC and the RV was subsequently moved to the rear of the property as required by the CC&Rs.
   6. Cathy Ramsey shared some thoughts on independent candidate for Hays County Commissioner, Susan Cook and encourage folks to do some research on her vs. incumbent Walt Smith.
7. Meeting adjourned at 8:38pm