**BARTON CREEK RANCH**

**PROPERTY OWNERS ASSOCIATION**

November 17, 2020 Meeting Minutes

1. Opening Comments and Old Business

* Overview of meeting: President Adams opened the meeting at 6:02pm and provided an overview of the agenda.
* Approve minutes from October 9, 2019 meeting

Vicki Adams made a motion to approve the October 9 minutes; seconded by John Pacheco. The minutes are available on BCRPOA web site.

1. Election of BCRPOA Vice President

* President Adams called for nominations: Holly Cowan nominated Debbie Wright and the nomination was seconded by Charles Bonney. No other nominations were made.
* President Adams initiated a roll call for votes by lot when Holly Cowan requested a vote by unanimous consent which was seconded by John Jankowski. Residents who were present both in person and via Zoom voted ‘yes’ with no ‘nays’. Debbie Wright was unanimously elected to serve a three year term as VP.

1. BCR Roads

* President Adams provided an update on the status of the repaving of the roads in BCR. The road resurfacing is completed but there is still excessive dust and gravel throughout most of BCR. He further reported that the Superintendent of Hays County Maintenance provided the locations of three subdivisions where the same type of paving was done. President Adams toured the subdivisions and contacted various residents at all three locations. The residents reported that there was excessive dust and gravel for several months but it subsided following heavy rain and high vehicle traffic. The type of two rock level resurface applied in BCR and the other subdivisions appears to be poorly done when compared to other chip seal surfaces.
* Jodi Hrbek opined that the dust and gravel on our roads was unacceptable and unsafe and she would like to have other residents join her in contacting Superintendent Aaron Jones for a two fold purpose: seek redress of the issues and to see if other subdivisions can be spared from the dust and gravel. Contact Jodi via email at [jmhrbek@yahoo.com](mailto:jmhrbek@yahoo.com). Superintendent Jones’ email is aaron.jones@co.hays.tx.us.

1. Treasurer’s Report

* President Adams provided an overview of income and expenditures on behalf of Treasurer Kelley Dillon Acosta. Contact Kelley for specific information in re the report.

1. ACC Report

* ACC member Julia Scott provided an overview of applications approved and denied. While many were approved, only two were denied. ACC members and President Adams provided an overview of how applications are reviewed and any denials are based upon articulable sections of the CC&R’s. Holly Cowan asked how appeals work if an application is denied and President Adams reported that any resident can contact the ACC to discuss such denials and any reversal of the denial is solely at the discretion of the ACC pursuant to the CC&R’s. He further said that all residents should familiarize themselves with the CC&R’s, particularly item #2 of the Recitals.

1. Open Discussion (non-agenda items)

* President Adams opened up discussion by recognizing himself to discuss several items. He dispelled numerous rumors circulating in the subdivision that pertained to the ACC, specifically that they were going to ban roosters, bird cages, and ACC members would be entering properties to conduct violation inspections. He told residents that none of those rumors were true and that starting or fostering rumors was not good for harmonious relationships between residents, the Board and the ACC. He further related that any resident who is told something outlandish like these rumors should contact any of the Board members or the ACC. He also reported that even though the CC&R’s and the Texas property code provide permission and guidance for ACC members to enter properties, absent an extreme emergency, they always contact the respective resident if they need to have access to their property. Most of the access pertains to seeking on-site information in support of an application.
* President Adams reported that a question had come up regarding the location of the BCR sign and that even if it was located partially or wholly on private property, it would remain pursuant to Adverse Possession which is clearly established Texas case law. Resident Todd Foulds asked about maintenance of the sign and President Adams advised that it is maintained ad hoc by various residents.
* President Adams reported that he met with the owners of Lot 54 (adjacent to entrance road) and they described flooding issues on their property during heavy rainstorms as well as a pallet horse arena fence that was under construction. President Adams told the residents that while he wasn’t speaking on behalf of the ACC, the current construction was outside the parameters of the application and the owners agreed that the fencing was not meeting their vision and expectations. There was discussion of installing ranch type cross fencing in lieu of the current construction and the residents decided that they would cease construction and dismantle the arena fencing.
* President Adams reported that when a resident installed new perimeter fencing near the mailbox area, there was a question about property lines so he obtained the names of three survey firms and while two would not consider a small job like surveying the mailbox area, Mike Weaver of Weaver Surveying in downtown Dripping Springs had one of his surveyors do the survey without charge. His generosity was appreciated by all in attendance at the meeting.
* Michelle Rosen reported that she is still finding beer bottles strewn in the ditches but at least it is diminishing. She further reported on volunteer projects she is involved with such as Food Pantry and Paws Shelter. The food pantry is doing well with donations but Paws Shelter could use dog and cat food.

1. Adjournment

* President Adams adjourned the meeting at 7:11pm