

Beaver Lake Ranch Association

2016 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held on Thursday, August 11th, 2016 at the Weston Community Center in Weston, Texas. The meeting was called to order at 7:00pm by Dave Talia, President.

Review of Old Business:

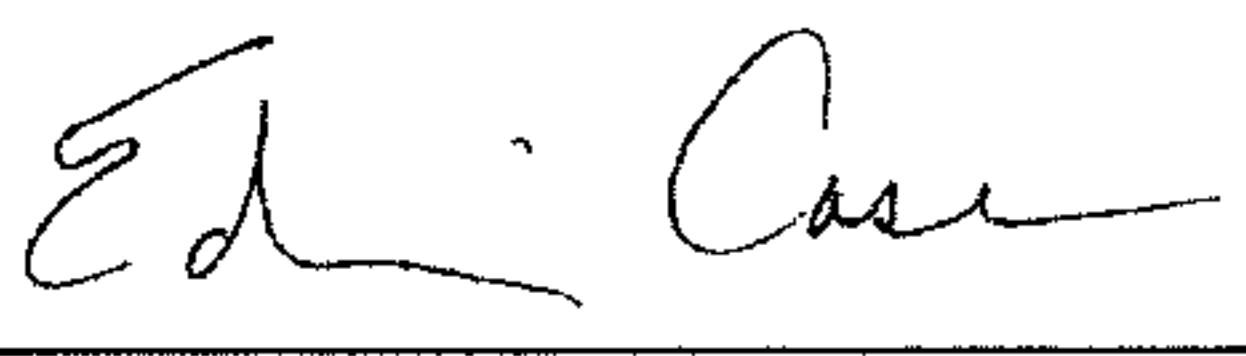
1. Minutes from the 2015 meeting were reviewed and approved by the members present.
2. Treasurer's report was reviewed and approved by the members present. It was noted that all lots have paid the annual assessment with the exception of Lot 25. Final notices have been sent to Lot 25.
3. Board Election: There were no new volunteers at the meeting for any of the board positions. The following HOA members continue to volunteer for the 2016-2017 term:
 - a. President: Dave Talia
 - b. Vice President: Dan Nunn
 - c. Treasurer: Jason Cole
 - d. Secretary: Edwin Case
 - e. Architectural Committee Chairperson: Kevin Thomson
 - f. Architectural Committee Members
 - i. Nicole Cole (secretary)
 - ii. Sandra Nunn
 - iii. Stephanie Talia
 - iv. Jeanne Case
4. It was noted that after an election by ballot on January 6th 2016, an annual assessment increase was approved by the members of the association and went into effect with the current assessment year. The increase went from \$150 to \$300 per lot per year. An amendment to the bylaws was notarized and filed with the county.
5. It was noted that since the last annual meeting, the architectural committee approved the guest house on the Turnell's property and that the house has been built and is in place already.
6. It was noted that lots 12 & 13 have sold within the last year. We welcome Matt & Dyana Karcher who are the new owners of Lot 13 to the neighborhood! We haven't received information at the time of the meeting as to who the new owners of Lot 12 will be.
7. There was no specific update from the Weston Water Board.

Community Updates / New Business:

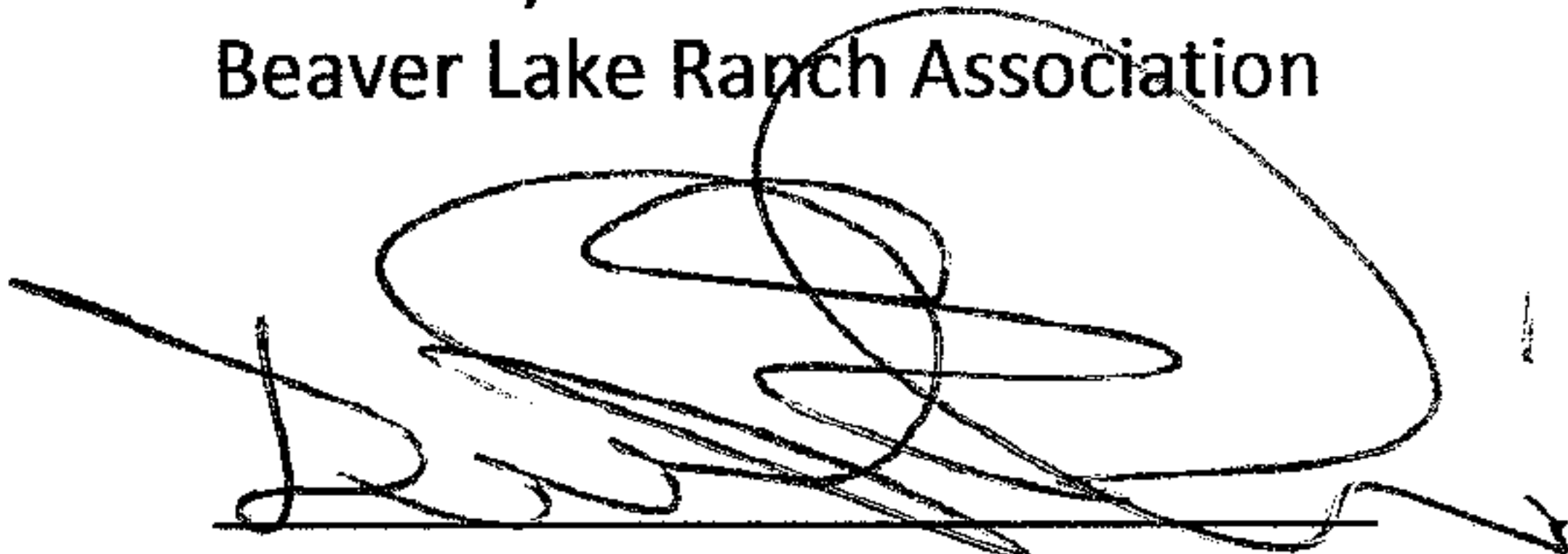
1. The members present authorized the executive committee to obtain a recurring annual rental of a post office box at the local Weston Post Office strictly for the use of the Association.
2. The members present authorized the addition of the Association Secretary, Edwin Case, as an additional signing authority on the Association's checking account with Texas Legacy Bank. This change is being made to satisfy the bank's requirements of having two Members on the account. The other signer is the Association Treasurer Jason Cole.
3. The members present authorized the executive committee to change the contact address for the HOA's common property to the new HOA PO Box. A letter was drafted by the secretary and will be delivered to Collin County CAD to make the change official with the county.
4. The members present authorized the executive committee to go out for bids and secure a road maintenance vendor that will work under an annual contract providing regularly scheduled service of the road system throughout the year. The vendor or vendor(s) will also address the culverts that need replacement on Lake Trail.
5. The members present authorized the executive committee to pursue such action as necessary to collect the delinquent assessment on Lot 25.
6. The Social Committee was disbanded. Anyone interested in putting together community wide social activities are welcome to reach out to community members and organize them.
7. A suggestion was made to investigate the feasibility of placing a speed bump in the main road near Lot 21 in order to reduce traffic speeds. The executive committee will investigate the options available while working the road maintenance bid process and reassess the feasibility once additional costs and longevity estimates are better known.
8. Meeting was adjourned at approximately 8:30pm.

Everyone is encouraged to provide the HOA with your correct current contact information. Please review the attached Directory and report any updates to the HOA Secretary. Please provide us with an email address that you check often!

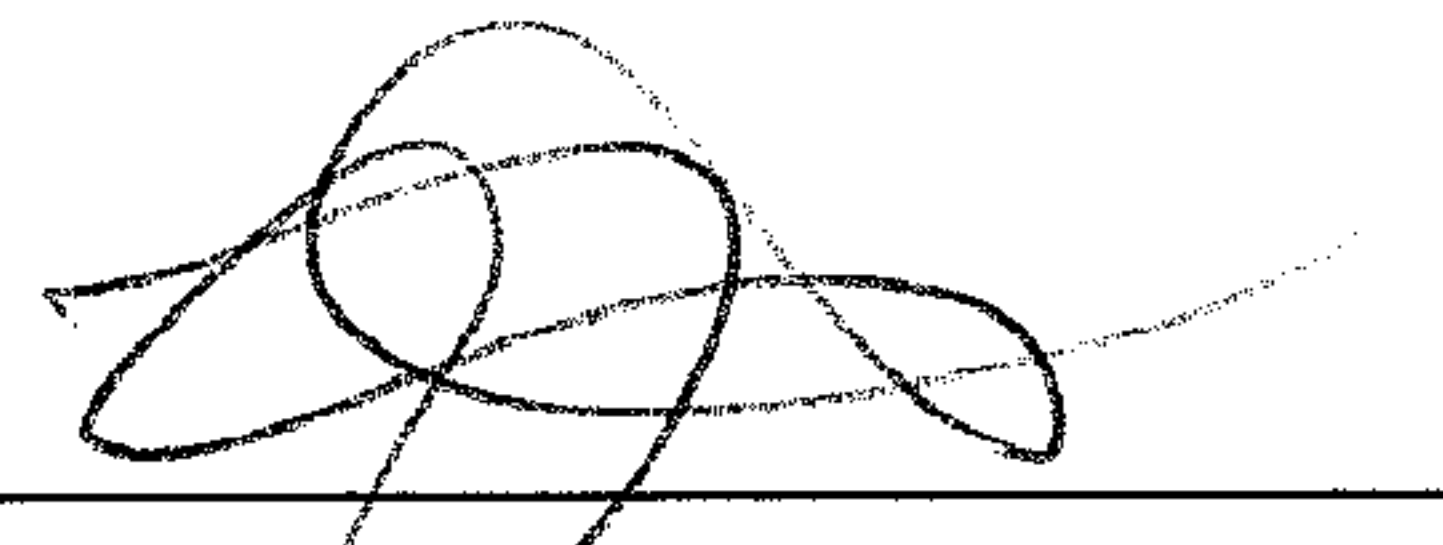
Respectfully Submitted,



Edwin Case
Secretary
Beaver Lake Ranch Association



David Talia, President
Beaver Lake Ranch Association



Jason Cole, Treasurer
Beaver Lake Ranch Association