



## Beaver Lake Ranch Association

### Executive Board Meeting Minutes, September 6<sup>th</sup>, 2017

The Executive Board of the Beaver Lake Ranch Association held a meeting on Wednesday, September 6<sup>th</sup>, 2017 at 9513 Lake Trail, Celina TX 75009, the residence of Treasurer Jason Cole. Notification of the meeting date, time and location had been posted in advance on the community website and a sign alerting residents of the meeting was posted at the entry of the community.

The meeting was called to order at 7:00pm. In attendance were:

- Dave Talia - President
- Matt Karcher - Vice President
- Jason Cole - Treasurer
- Edwin Case - Secretary
- Bill Gemaehlich - Architectural Committee Chairperson

The meeting was opened to any comments, feedback or discussion regarding the Rental Policy and Enforcement Policies that had been presented to the Members at the annual meeting and posted on the community website for feedback for the month following the meeting. With no further input or suggested revisions, the Board voted and unanimously consented to adopt the policies for the Association. The Association Secretary was tasked with completing notarization of the documents and arranging for the HOA attorney to file the documents with the appropriate government entities.

The Board then discussed a new proposal for possibly forming a collective bargaining group for the community to engage with a trash hauling vendor in order to reduce overall cost, have greater leverage with the vendor regarding services, and potentially earning a small fee for the HOA as administrator of the program. The Board assigned Matt Karcher and Edwin case to investigate the matter further with the trash vendors and the HOA legal counsel and report back to the Board with their findings.

The final topic of the meeting focused improving the road system. The Board reviewed the financial challenges involved with having the entire system improved with the Asphalt Milling technology. The road work vendor has offered to break up the charges into two annual payments – one in 2018 and the balance in 2019. The Board is investigating how this might be accomplished as the Association would have insufficient funds to make the full second payment in 2019 based on current reserves and anticipated income and expenses. Jason Cole, Edwin Case and Matt Karcher will investigate further and report back to the Board.

As there was no other business to review, the meeting was adjourned at approximately 8:00pm.

Respectfully Submitted,

Edwin Case

Secretary, Beaver Lake Ranch Association