



Beaver Lake Ranch Association

2018 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held on Wednesday, August 1st, 2018 at the Weston Community Center in Weston, Texas. The meeting was called to order at approximately 7:30pm.

The Association enjoyed another good turnout of Members for the annual meeting – thanks again to everyone who made it out. The business details of the meeting commenced at around 7:35pm.

1. A quick summary of the minutes from the 2017 Annual Meeting were read and approved by the Members present.
2. Jason Cole provided the Treasurer's report which was reviewed and approved by the Members present.
3. Jason Cole and Kevin Thomson provided a water board update. They reported that the new community on FM543 used the water board's engineer to design the expansion necessary for these new houses. Negotiations are under way for the developers to pay Weston Water fees to complete the upgrades needed such as new equipment at the pump house and to finalize easement issues.
4. Matt Karcher provided an update on the road paving project as follows:
 - a. Everything is looking good so far with the work that is being done
 - b. The crew appears to be about 2 days behind their original schedule – 1 day being lost to the rain we had on Monday and the other due to some logistics with the material delivery.
 - c. Current schedule shows them wrapping up by mid to late next week but that is subject to change due to weather and unforeseen issues that may arise.
 - d. We will send out notices the day prior to the crews putting down the top coats. **IMPORTANT NOTE: PLEASE DO NOT DRIVE ON THE TOP COAT WHEN IT IS WET (30 minutes to an hour) AND TRY TO STAY OFF THE EDGES OF THE ROAD TO KEEP FROM BREAKING THEM OFF.** This will help preserve our road and our large investment. The crew will try to keep the road passable at all times but the entry section is likely to be shut down for a full hour when they coat that area. Please be aware and do what you can to avoid travel in and out during that time.



- e. We are looking into getting some small signs made to help alert everyone when the top coat is wet on the roads. We'll also try to put out some cones to help divert traffic from those areas. Please watch for signs and road crew instructions.
 - f. Matt reiterated that once the top coat is down we need to go very slow on the surface for 3-4 days for the initial cure. The road won't fully cure for a full 3 months thereafter.
 - g. Matt also indicated that a few folks are now interested in having the material put down in their driveways. The pricing that was provided was based on the bulk material delivery and having all the equipment out here currently. Also, they needed to do the driveways prior to paving the road because they need to limit the heavy loads of material on it as much as possible during the three month cure period. For those that missed the opportunity and still want them to pave their driveways, the crews will be able to address those jobs in 3-6 months. Pricing will be requested at that time.
5. The meeting proceeded with nomination and election of officers for the 2018-2019 service period. The following folks graciously volunteered to serve for the coming year. A vote was taken and all were confirmed in their respective offices:
- i. Matt Karcher - President
 - ii. Tracee Mosseller - Vice President
 - iii. Jason Cole - Treasurer
 - iv. Edwin Case - Secretary
 - v. Bill Gemaehlich - Architectural Committee Chairperson
 - vi. Architectural Committee members
 1. Dyana Karcher
 2. Jeanne Case
 3. Nicole Cole
 4. Colby Mosseller
6. As there was no other new business or questions, the meeting was adjourned at approximately 8:30pm

Respectfully Submitted,

Edwin Case,
Secretary, Beaver Lake Ranch Association



Beaver Lake Ranch

2017-18 Financial Report

Based on service and accessibility to financial services Beaver Lake Ranch transferred the checking account to Wells Fargo on Nov 20, 2017 with final transfer of funds on Jan 25, 2018.

Balance from Legacy Texas: \$9496.42

Total amount deposited to Wells Fargo (2018) including Legacy TX Transfer: \$42,046.42

Expenses 2017-18:

- Legal fees: \$5785 (paid prior to Wells Fargo transfer)
- Road updates: \$14625.00
- Entrance trimming/clean up: \$450.00
- Miscellaneous (taxes, rental, postage, signs, website, flowers, etc.): 722.09
- Outstanding balance (road): \$14625

Projected balance after road updates: \$11,624

Notes:

1. The Legacy Texas Bank Account was closed and moved to Wells Fargo. Wells Fargo offers a superior on line experience which makes it easier to make deposits and monitor account activity.
2. Legal Fees included most all of the work that was necessary to bring the HOA in compliance with Texas State law, catch up on past franchise tax fillings, generate the necessary documents, and provide guidance to the executive board on several matters. The total includes some work from the prior year that spilled over in terms of billing to the current year. The Board doesn't anticipate large expenditures in this range again for legal unless a serious issue that requires legal help comes up.
3. Road update costs were for 50% payment once materials arrived.