



Beaver Lake Ranch Association

2021 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held via Zoom virtual conference on Monday, August 23rd, 2021. The meeting was called to order at approximately 8:00pm.

The Association enjoyed a turnout of Members representing over 50% of the lots for the annual meeting – thanks again to everyone who joined. The business details of the meeting commenced at around 8:05pm.

1. Attendance was taken
2. Minutes from the 2020 Annual Meeting were read by the Secretary and approved by Members present.
3. The Treasurer's report was reviewed and approved by the Members present.
4. Kevin Thomson and Edwin Case provided a water board update with the following highlights:
 - a. The Weston Water Supply Corp has engaged with a third party that had been operating the actual water system to also engage in administrative operations at its Chicken Street location. You can still pay your bill at the office in person during designated days and hours which are posted.
 - b. Water service for the new planned "lagoon" community on FM543 is currently in legal contention over who will supply the water.
5. An update on the road maintenance was provided after the completion of the recent annual maintenance to the system. The general consensus is that the road is in good condition currently and the Board will continue to engage with the contractor to keep up repairs and maintenance as needed.
6. The meeting proceeded with nomination and election of officers for the 2021-2022 service period. The current Board members volunteered to continue their service for the coming year and were unopposed. The Members present approved. Bill Gemaehlich volunteered to once again serve as the Architectural Committee Chairman. The following group is the volunteer board that will serve for the coming year:
 - 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. Christie Self
 2. Jeanne Case
 3. Dyana Karcher
 4. Jean Petersen



7. Old Business Topics:

- a. There were no old business topics

8. New Business Topics:

- a. Jason Cole proposed that some new standards be considered regarding the mowing and upkeep of the properties. He presented some guidelines used in the cities of McKinney & Allen. After a long discussion on the topic, it was decided that the Architectural Committee should take on this topic for review and form some recommendations for new standards to present to the Board. The Board stated that any new rules will be sent out for review and comment by the community at large before the Board takes any action to implement them.
- b. In conjunction with the discussion above, an overhaul of the bylaws was discussed to bring them into line with current realities, clear up many areas of ambiguity, and add additional sections to cover important missing procedures and regulations. It was noted that this has been needed for some time but we can never get the manpower together to get it done as it is quite a big job. We will also need to consult with the HOA attorney to make sure that any changes made conform to federal and state law. There were volunteers for a committee that will start looking into the best way to tackle this issue going forward. The committee will make recommendations to the Board on what needs to be updated and whether we should tackle it all at once or piecemeal. Members who volunteered were:
 - i. Chris Peterson
 - ii. Dave Talia
 - iii. Christie Self
 - iv. Dyana Karcher

The Board again committed that any proposed changes will be thoroughly vetted with the community to obtain feedback and recommendations prior to moving forward with the required two-thirds Member vote to approve those changes.

- c. The final topic of the night was brought up by Colby Mosseller and it concerned the ongoing issues with unauthorized visitors and guests at the lake. It was another long discussion but it was eventually determined that those property owners that adjoin the lake would put together some recommendations for what they would like to see the HOA implement and present those to the Board for consideration. It is important for all owners of property in Beaver Lake Ranch to clearly understand that if a person gets injured at the lake and decides to sue, every one of the owners in the community is very likely to be enjoined in the lawsuit because of the HOA common property down there. This is not just a problem for the property owners that adjoin the lake. The HOA itself has very little in terms of financial assets and a plaintiff will likely go after a settlement by the various insurance companies that insure all of our properties. Ideas that were floated in the conversation included:
 - i. Having all guests sign a liability form prior to visiting the lake
 - ii. Providing guests with a wristband that must be worn while at the lake to clearly identify themselves as guests of an owner. A limited numbers of bands would be issued per lot.
 - iii. Possibly requiring an owner to be present when they have guests on the lake



- iv. Members planning on having guests at the lake sending an email announcement to the owners that adjoin the lake prior to the visit. Possibly proving a photo of the guest as well. This would help reduce or eliminate the number of confrontations that occur.
- v. Establish clear rules that all owners understand in terms of where and how guests can access the lake so that they do not trespass on private property.
- vi. Owners calling the police immediately on any person trespassing at the lake on the BLR side once guest rules and identification have been clearly established.

9. As there was no other new business or questions, the meeting was adjourned at approximately 9:45pm

Respectfully Submitted,

Edwin Case, Secretary, Beaver Lake Ranch Association
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Beaver Lake Ranch Financial Report			
Date	Amount	Balance	Description
8/1/2020	-	\$17,409.06	Starting Balance prior to last annual meeting
8/3/2020	-\$150.00	\$17,259.06	Expense Reimbursement MK - HOA Mowing
8/14/2020	-\$15.74	\$17,243.32	ZOOM Conference Fees - 1 month
10/16/2020	-\$3,680.00	\$13,563.32	COUNTRY ROADS - Road Maintenance
11/17/2020	-\$1,600.00	\$11,963.32	COUNTRY ROADS - Road Maintenance
12/23/2020	-\$17.37	\$11,945.95	Kenneth L. Maun - BLR Common Property Taxes
12/24/2020	-\$250.00	\$11,695.95	Manning & Meyers - BLR Attorney Fees
2/8/2021	\$900.00	\$12,595.95	Annual Assessment Deposit
2/8/2021	\$600.00	\$13,195.95	Annual Assessment Deposit
2/8/2021	\$300.00	\$13,495.95	Annual Assessment Deposit
2/8/2021	\$300.00	\$13,795.95	Annual Assessment Deposit
2/8/2021	\$300.00	\$14,095.95	Annual Assessment Deposit
2/8/2021	\$300.00	\$14,395.95	Annual Assessment Deposit
2/17/2021	\$300.00	\$14,695.95	Annual Assessment Deposit
2/22/2021	\$300.00	\$14,995.95	Annual Assessment Deposit
3/2/2021	\$300.00	\$15,295.95	Annual Assessment Deposit
3/2/2021	\$300.00	\$15,595.95	Annual Assessment Deposit
3/2/2021	\$300.00	\$15,895.95	Annual Assessment Deposit
3/2/2021	\$300.00	\$16,195.95	Annual Assessment Deposit
3/2/2021	\$300.00	\$16,495.95	Annual Assessment Deposit
3/8/2021	\$300.00	\$16,795.95	Annual Assessment Deposit
3/18/2021	\$300.00	\$17,095.95	Annual Assessment Deposit
3/18/2021	\$300.00	\$17,395.95	Annual Assessment Deposit
3/18/2021	\$300.00	\$17,695.95	Annual Assessment Deposit
3/18/2021	\$300.00	\$17,995.95	Annual Assessment Deposit
3/18/2021	\$300.00	\$18,295.95	Annual Assessment Deposit
3/18/2021	\$300.00	\$18,595.95	Annual Assessment Deposit
3/18/2021	\$300.00	\$18,895.95	Annual Assessment Deposit
3/22/2021	\$300.00	\$19,195.95	Annual Assessment Deposit
3/22/2021	\$300.00	\$19,495.95	Annual Assessment Deposit
3/30/2021	-\$300.00	\$19,195.95	Annual Assessment Deposit
4/14/2021	-\$233.82	\$18,962.13	BLR Website renewal
7/16/2021	-\$56.00	\$18,906.13	BLR PO Box renewal
7/28/2021	-\$6,133.00	\$12,773.13	COUNTRY ROADS - Road Maintenance
8/19/2021	-\$15.74	\$12,757.39	ZOOM Conference Fees - 1 month