



Beaver Lake Ranch Association

2020 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held via Zoom virtual conference on Wednesday, August 5th, 2020. The meeting was called to order at approximately 8:00pm.

The Association enjoyed a moderate turnout of Members 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 2019 Annual Meeting were read by the President and approved by Members present.
3. The Treasurer's report was reviewed and approved by the Members present.
4. Jason Cole provided a water board update with the following highlights:
 - a. As far as is currently known, the deal for the potential large DR Horton development on FM543 has not closed as yet.
 - b. The water board is developing a capital plan and it will include replacements of older water lines with larger pipe. This plan will be based on other capital improvements by developers that would need to take place first.
5. An update on the road maintenance was provided as follows:
 - a. County Roads has been given the go ahead for needed maintenance on the road system. They are running behind schedule due to various delays resulting from the shutdown. They are planning on working on the road system during August patching pot holes, bringing in a small amount of more crushed asphalt, regrading as needed and compacting. They will also patch the cracks and pot holes on the front chip and seal section and reseal it.
 - b. The goal for this year was to have the road contractor come out twice a year for maintenance. That plan was disrupted by the shutdowns but we anticipate returning to that plan next year. This should keep the road from deteriorating as much between services.
6. The meeting proceeded with nomination and election of officers for the 2020-2021 service period. Matt Karcher and Jim Turnell both volunteered to be President. A vote was taken by the members present and Matt Karcher had the majority. Jim Turnell volunteered to take Bill's place as Architectural Committee Chairman. The following group is the volunteer board that will serve for the coming year:
 - i. Matt Karcher – President
 - ii. Tracee Mosseller – VP
 - iii. Jason Cole - Treasurer
 - iv. Edwin Case - Secretary
 - v. Jim Turnell - Architectural Committee Chairperson
 - vi. Architectural Committee members
 1. Bill Gemaehlich
 2. Jeanne Case
 3. Dyana Karcher
 4. Jean Petersen



7. Old and New Business Topics:

- a. It was noted that a security camera was deployed temporarily to identify who was causing excessive damage to the road system in one particular location. That person was identified and spoken to and the issue hasn't recurred.
 - i. It was discussed and recommended that one or more cameras be deployed in the neighborhood to assist with identifying persons of interest when future problems occurred. Chris Petersen offered to donate an additional three cameras to the HOA for such purposes.
 - ii. Jim Turnell mentioned that he thought it was necessary to post a "video cameras in use" sign at the entry to comply with legal requirements. Matt Karcher mentioned that he already had a second sign he obtained when the surveillance sign was deployed on the common property at the lake. We will post the second sign at the entry.
- b. A discussion about possibly further improving the road surface by applying chip and seal to the remainder of the road surface or maybe to just the higher wear sections of the road was discussed. The road system is estimated for quoting purposes at around 1.25–1.5 miles long based on how vendors calculate it given standard road widths (versus actual) as well as overall length. Based on what was paid for the front section, the rough guess on updating the rest of the road is likely in the \$125K - \$150K range – or about \$5000 to \$6000 per lot. The general consensus was this is likely much more than most folks would want to spend. Maintaining the road is one of the main priorities of the Association and will be an ongoing and evolving challenge as vendors come and go, technology changes, and property values increase.
- c. The topic of garbage recycling came up again. With all of the local recycling collection points shut down it does not appear that there will be any options anytime soon. We will continue to stay alert for options as they become available in the future and alert the community.
- d. The topic of installing a community front gate was debated again for a short time with mixed opinions for and against. Implementation remains a huge challenge given the very tight area available to work with that would limit the ability of the public to turn around and the lack of power and telecommunications at the location. The topic was tabled without further action items.
- e. Laura and Efe Gures brought up a challenge to the legality of the various rules and regulation documents that were implemented by the Board a few years ago. The discussion was tabled and will be reviewed and addressed by the Board.

8. As there was no other new business or questions, the meeting was adjourned at approximately 9:00pm

Respectfully Submitted,

Edwin Case, Secretary, Beaver Lake Ranch Association
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