



## Beaver Lake Ranch Association

### 2019 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held on Wednesday, August 7<sup>th</sup>, 2019 at the Weston Community Center in Weston, Texas. The meeting was called to order at approximately 7:30pm.

The Association enjoyed a moderate 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. Minutes from the 2018 Annual Meeting were read by the Secretary and approved by Members present.
2. Jason Cole provided the Treasurer's report which was reviewed and approved by the Members present.
3. Jason Cole provided a water board update with the following highlights:
  - a. DR Horton (the potential buyer for the large "Honey Creek" development on FM543) has requested approximately 350 new meters from the WWSC. Timeframe is a moving target but an immediate start upon closing is anticipated with phase 1 completion estimated at 3-5 years.
  - b. Various discussions are currently happening concerning how the future volume of water needed will be met including connecting to possible surface supplies or additional wells.
4. Matt Karcher provided an update on the road paving project as follows:
  - a. The paving vendor has provided warranty service in a few areas that needed addressing. A culvert was dug up and reset and several areas of the road system were addressed where wash boarding, pot holes and other problems had appeared. As everyone is aware, we had extensive rain since the work was originally completed and the vendor has been extremely good at working with us on issues that were not foreseen or predictable.
  - b. The vendor has also completed additional agreed upon improvements that were beyond the scope of the initial work but were anticipated as part of the overall paving effort.
  - c. We are aware that there are still some areas needing attention and we are in the process of working with the vendor to address those areas currently. Areas specifically mentioned include along Beaver Trail and in the sweeping turn on Lake Trail. Timeframe for the vendor to make it out to address these issues is 2-3 months.
5. The meeting proceeded with nomination and election of officers for the 2019-2020 service period. The following folks graciously volunteered to serve for the coming year. A vote was taken of members present and all were confirmed in their respective offices:
  - i. Matt Karcher – President
  - ii. Laura Gures – Vice President
  - iii. Jason Cole - Treasurer
  - iv. Edwin Case - Secretary
  - v. Bill Gemaehlich - Architectural Committee Chairperson
  - vi. Architectural Committee members
    1. John Glass
    2. Jeanne Case
    3. Nicole Cole
    4. Bridget Glass



6. New business:

- a. It was decided that the HOA will contract with a landscaping company to mow and trim the front entry area as well as the common area at the lake. Matt Karcher is coordinating the effort.
- b. Previously the road paving vendor had offered to bring out some "boulders" they had at their yard to place where we needed them – Matt Karcher is going to investigate if the offer still stands and if it makes sense to line the sweeping corner on Lake Trail with them to help prevent further erosion of the road edge where people try to cut the corner every day.
- c. An action was assigned to the Board to contact Colby Mosseller to obtain the contacts and information he received from the County concerning ongoing dam maintenance so that information could be shared with the community at large.
- d. The topic of garbage recycling came up again. The vendor that had previously indicated they could provide service is no longer able to provide it since the local recycling collection point was shut down. It was noted that Bradshaw services provides recycling pickup in Anna as part of their city service contract. John Glass volunteered to look into the possibility that Bradshaw could offer recycling pick up out here in the future.
- e. A question came up about possibly getting rid of the destructive beavers at the lake. It was recommended that the Game Warden(s) be called for possible relocation of the animals. The game warden contacts for Collin County according to the Texas Parks & Wildlife website are:
  - i. Trent Marker Phone: 214-733-1411
  - ii. Cane Shumaker Phone: 214-471-2846
  - iii. <https://tpwd.texas.gov/warden/index.phtml?county=Collin>

7. 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