



Beaver Lake Ranch Home Owners Association

2015 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held on Monday, July 27th, 2015 at the Weston Community Center in Weston, Texas. The meeting was called to order at 7:45pm by Dave Talia, President.

Review of Old Business:

1. A request for volunteers for the 2015-2016 HOA board was sent out to members by the Secretary on May 20th, 2015. None of the board positions received any volunteers by the cutoff date of June 5th, 2015. The following HOA members will hold the specified board positions for the 2015-2016 term:
 - a. President: Dave Talia
 - b. Vice President: Dan Nunn
 - c. Treasurer: Jason Cole
 - d. Secretary: Edwin Case
 - e. Architectural Committee Chairperson: Kevin Thomson
 - f. Architectural Committee Members
 - i. Nicole Cole (secretary)
 - ii. Sandra Nunn
 - iii. Stephanie Talia
 - iv. Jeanne Case
 - g. Social Committee co-chairs: Jennie Turnell and Nicole Cole
2. Minutes from the 2014 meeting were reviewed and approved by the members present.
3. Treasurer's report was reviewed and approved by the members present.
4. It was noted that the grass has gotten high in the small common area near the lake due to all the rain earlier in the year. Jim Turnell volunteered to knock down the tall grass with his brush hog. We will then have the HOA landscape contractor do the finish work on the common areas. Maintenance by the landscape contractor will continue monthly through the growing season.
5. The road system was graded by the HOA road maintenance vendor but they have been unable to supply additional loads of crushed granite due to flooding in the rock quarry that supplies them. It is anticipated that five to six center-dump loads of additional granite will be delivered soon to complete the job. The board has also asked for estimates for replacing aging culverts along the roadway – specifically the one at the south west corner of Lot 3 near the transition bump. The Cases (Lot 2) have contracted to have the road repaved leading from CR209 up to the transition bump. Work is expected to be completed in August.
6. The Architectural Committee reviewed and approved the final items that required validation against the bylaws for the Marcum house on Lot 20.
7. Jason Cole and Kevin Thomson reported the only recent activity from the Weston Water Supply Board was the recent replacement of parts on the main pump.

Community Updates / New Business:

1. It was noted again that the annual dues that are collected from the community are no longer sufficient to cover the costs of maintaining the roads as needed. Costs have increased on the rock material as well as the actual road maintenance. The aging road system also needs repair to culverts. After analysis, the board has determined that an increase of \$100 per lot in annual dues is needed to cover the expenses. A vote will be sent out by the secretary for member approval of the increase to a total of \$250 per lot per year – going into effect in January 2016.
2. It was noted that the tree canopy covering the road on Lot 1 is interfering with some taller vehicles. Residents that need the trees trimmed back were encouraged to do so to help avoid damaging their vehicles. Members expressed concern that the trees should not be trimmed any more than necessary to keep the aesthetics of the area as much as possible. Members wishing to trim back any foliage were encouraged to talk to the lot owners where the trees are located prior to cutting to get their permission/feedback. The HOA road is an easement on these lots whose property boundaries extend across the road to the fence line.
3. The review and revising of the Association Bylaws to bring them current with Texas State HOA Law and to address many of the ongoing concerns with the ambiguity of the document are still in progress. The Executive Committee welcomes input from all members regarding updates and changes. A final legal review will be necessary prior to any revision being sent out to members for review and voting. As part of this effort, the Executive Committee is trying to track down the HOA's Articles of Incorporation, Common Property Title, and IRS SS7 declarations. If anyone has these documents or knows where they are, please contact the HOA secretary.
4. Meeting was adjourned at approximately 9:00pm.

Everyone is encouraged to provide the HOA with your correct current contact information. Please review the attached Directory and report any updates to the HOA Secretary. Please provide us with an email address that you check often!

Respectfully Submitted,



Edwin Case
Secretary
Beaver Lake Ranch Association