



Beaver Lake Ranch Association 2024 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch Association was held at the Calvary Chapel Honey Creek, 115 West St, Celina TX on Sunday, September 22nd, 2024. The meeting was called to order at approximately 2:00pm.

1. Attendance was taken. Nine lots were represented. Board members present were Matt Karcher, Tracee Mosseller, Jason Cole and Edwin Case.
2. The minutes from the 2023 Annual Meeting had been previously distributed for review and were approved by the members present.
3. The Treasurer's report was reviewed and approved by the Board members present. Report is attached. It was noted that the Board intentionally limited expenses to the absolute minimum in 2024 in order to build funds. We were down below \$4K near the end of the year which would not be sufficient to make an emergency repair such as a culvert failure.
4. Road system status was discussed. Paid maintenance was limited to two small patching and grading jobs during the year as funds were limited. The road vendor graciously provided two additional services free of charge with materials they had left over from other jobs. Recommendations from the road contractor are that we address the increasing crowning issue on the entry stretch in 2025 before it gets to the point that lower cars start high centering on it. They also recommended removal of as much of the encroaching plant material as possible along the Lot 1 stretch that is eroding and undermining the road surface. The vendor did state that they believe we can keep the entire road system patched together for an indefinite amount of time by continuing maintenance one to two times annually while proactively addressing any looming failure issues like aging culverts or erosion.

There is concern that the culvert between lots 1 & 2 is getting very old, beginning to corrode, and could possibly fail in the near future. The culvert between lot 2 & 3 had to be replaced several years ago for the same issues. The Board plans to address the normal road maintenance issues in the spring once 2025 dues are collected. The Board plans on starting to reserve enough funds to proactively replace the lot 1-2 culvert before a catastrophic failure happens that could stop all traffic in and out of the neighborhood. Replacement will likely take a full day when it happens. Alerts to the road shut down will be sent out well beforehand once the funds are in place with sufficient backing reserves – TBD as to when this will happen.

5. The meeting proceeded with volunteers to serve on the Board and AC for the next year. The volunteers for the 2024-2025 term will be:
 - Paula Green as President
 - Trace Mosseller as Vice President
 - Jason Cole as Treasurer
 - Edwin Case as Secretary.
 - Bill Gemaehlich as Architectural Committee Chairperson
 - Architectural Committee Members: Christie Self, Anne Bonzo, Jerri Burrow, and Colby Mosseller



6. New Business Topics:

- a. It was suggested that a Lake Trail sign be added at the Beaver Lake intersection to help guide delivery vehicles in the right direction. Raising the Lake Trail sign at the Cowan entry and clearly marking it as a private road will also be tackled at the same time with some volunteer help. Bill G is planning on putting out 'Slow Down Children at Play' signs along his property where vehicles tend to speed up on the straight away.
- b. It was decided to have the entry vinyl fence removed and to pursue pricing on an alternate entry feature for the neighborhood. Anyone that has an idea that they would like to submit along with a bid or estimated pricing is more than welcome – please email your information to the beaverlakeranch@gmail.com email so that we can compile options to consider. It is likely that we'll ask for donations to help pay for whatever we come up with to avoid eating into the road maintenance budget.
- c. We need one of the neighbors with a tractor who has time to clear out the concrete debris on the common property down at the lake so that regular mowing of the entire area can start again.

7. As there was no other new business or questions, the meeting was adjourned at approximately 3:00pm.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Edwin Case".

Edwin Case, Secretary, Beaver Lake Ranch Association
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Association Website: www.beaverlakeranch.org



Treasurer's Report

BLR HOA Financial Summary			
Calendar Year	Actual 2023	YTD & Projected 2024	Projected 2025
Starting Reserve (Bank) Balance	\$ 3,964.03	\$ 3,443.73	\$ 9,909.73
Annual Assessment Income	\$ 6,900.00	\$ 10,725.00	\$ 13,650.00
Expenses			
Road & Common Property Maintenance	\$ (4,950.00)	\$ (2,000.00)	\$ (8,500.00)
Legal Fees	\$ (31.00)	\$ -	\$ (500.00)
BLR General Liability + D&O Insurance	\$ (1,537.00)	\$ (1,537.00)	\$ (1,550.00)
Annual Meeting Facility Rental	\$ (150.00)	\$ (150.00)	\$ (150.00)
HOA Website Hosting + Domain Fees	\$ (485.56)	\$ (500.00)	\$ (500.00)
HOA PO Box	\$ (70.00)	\$ (72.00)	\$ (75.00)
Administrative (Postage, Supplies, Checks)	\$ (160.00)	\$ -	\$ (50.00)
Common Property Tax	\$ (36.74)	\$ -	\$ (20.00)
Total Expenses	\$ (7,420.30)	\$ (4,259.00)	\$ (11,345.00)
Net Income/(Loss)	\$ (520.30)	\$ 6,466.00	\$ 2,305.00
Year End Reserve (Bank) Balance	\$ 3,443.73	\$ 9,909.73	\$ 12,214.73

Expense Detail	2023 Amount	2024 Amount	2024 Comments
Admin - CheckBook	-\$21.24		
Admin - Checks	-\$125.56		
Admin - Postage	-\$13.20		
Annual Meeting - Donation Calvary Chapel	-\$150.00	-\$150.00	
Insurance	-\$1,537.00	-\$1,537.00	Renews in December
Legal	-\$31.00		
Maintenance - Common Area	-\$750.00		
Maintenance - Common Area	-\$50.00		
Maintenance - Country Roads	-\$4,150.00	-\$2,000.00	Delayed to build cash
PO Box	-\$70.00	-\$72.00	
Tax - Common Property	-\$18.06		
Tax - Common Property	-\$14.68		2024 taxes paid in 202
Tax -service Fee	-\$2.00		2024 taxes paid in 202
Tax -service Fee	-\$2.00		
Website hosting	-\$485.56	-\$500.00	Renews in November