



Beaver Lake Ranch Home Owners Association

2013 Annual Meeting Minutes

The annual meeting of the Beaver Lake Ranch HOA was held on Saturday, June 22nd, at the Honey Creek Church in Weston. Big thanks to Bill & Nancy Gemaehlich and their Honey Creek Church for allowing the HOA to continue to meet in such a nice facility. The meeting was called to order around 10:25am by Jason Cole, President. We had a large turn out and thank all members that came to the meeting for taking the time to attend. There were 14 lots represented by the following residents:

- | | | |
|-----------------------------|--------------------|-------------------------|
| 1. Bill Gemaehlich | 6. Jennie Turnell | 11. Paul & Jerri Burrow |
| 2. David & Stephanie Talia | 7. Kaneda Foster | 12. Sandra Nunn |
| 3. Denis & Anne Marie Bonzo | 8. Kevin Thompson | 13. Susan Keller |
| 4. Edwin & Jeanne Case | 9. Lynn Balint | |
| 5. Jason & Nicole Cole | 10. Neil MacDonald | |

Old Business:

1. Minutes from the 2012 meeting were reviewed by Jason Cole. Edwin Case made a motion to approve the minutes which was seconded by Kevin Thompson. Minutes were approved by the members present.
2. Since the last meeting, the architectural committee reviewed and approved the house plans for Jason & Nicole Cole as well as David & Stephanie Talia. A plan was also approved for Dean Cimini and Liz Strand but they have since decided to not build in the community and have their lot back up for sale.
3. Per the plans from last year's meeting, the road system was graded and new gravel placed in locations that needed it the most.

New Business:

1. Jason Cole noted that he had set up a common email address of beaverlakeranch@gmail.com that can be used for future communication to the community. The HOA board prefers to send out the majority of its communication via email to save postage and make it quicker and easier for all members to receive updates. As noted last year, only specific important HOA notices and actions requiring member votes will be send out hardcopy via postal carrier. The members present also discussed creating some type of community forum such as a newsletter or website that would increase communication throughout the neighborhood. Ideas included coordinating social activities, providing a shared list of recommended contractors/vendors that members of the community have had success with, providing neighborhood watch updates, etc... A website page seemed to be the preferred method of getting the word out once it can be established but

a newsletter is also planned. Volunteers will explore the options and present them to the HOA Executive Board.

2. Members present discussed continuing to have the common property (entrance, fire hydrant area, lake commons) mowed by a lawn service with a monthly budget up to \$75. Motion was made by Jeanne Case, seconded by Lynn Balint and approved by members present.
3. Road updates were given by Jason Cole. The HOA as part of its annual road maintenance program had crushed granite put down where needed and the road graded. Edwin & Jeanne Case paid out of their own pocket to have the road paved from CR209 to the end of their lot. The project was approved by the HOA executive committee prior to being started. At the request of the HOA executive board and the recommendation of the road crews, a speed hump was put down at the same time to demarcate the end of the paving and the beginning of the gravel road. The HOA has purchased signage to indicate the location of the bump as well as a speed limit reminder that will be installed when the road maintenance vendor is available to return and put in the posts.
4. Kaneda Foster expressed concern that she wasn't notified and allowed to vote on the speed hump before it went in. A discussion ensued which basically noted that the HOA Executive Board has the ability to make decisions on these types of matters without calling for a community wide vote. It was also noted that the bylaws are extremely vague on voting requirements outside of a few specific cases. A vote was held to see if any members present objected to the speed hump and the vote was unanimous for the hump with Kaneda being the only dissenting vote on the grounds she wasn't consulted prior to its installation.
5. Neil McDonald brought up the possibility of a liability issue with the speed hump and the members were reminded that liability exists throughout the community in all of the common areas including the potential for drowning at the lake. All members should seek advice of their own counsel regarding their potential exposure and any liability insurance measures they may want to personally put in place for protection.
6. Several members were concerned about the number of non-resident vehicles being seen throughout the neighborhood and recent reported thefts. A neighborhood watch was proposed. All community members were encouraged to take pictures of any unfamiliar vehicles and immediately call the Sherriff if suspicious behavior is seen anywhere throughout the community.
7. Neil McDonald noted that his "For Sale" sign was removed at the entrance of the community. It was restated that per the HOA bylaws a single "for sale" sign is allowed at the entrance as well as on the property. No one is sure what happened to Neil's sign – possibly it was removed or destroyed by the county mowers. Neil has since replaced his sign.

8. Volunteers were requested to review and provide draft updates to the bylaws for consideration by the membership at some point in the future. Anyone wanting to contribute suggested modifications or participate in the re-write process should contact the HOA executive committee. Suggestions were made that the HOA retain legal counsel to make sure that the current and any future proposed bylaws are in conformance with State of Texas requirements. Current volunteers for the review of the bylaws are: Denis Bonzo, Jerri Burrow, Edwin Case, Jason Cole, Kaneda Foster, Bill Gemaehlich, and David Talia.
9. Kevin Thomson and Jason Cole are both on the Weston Water Board. We asked Kevin to provide the group with an update on current events. Kevin reported that prices for water will be going up because a new well needs to be tapped since one of the two existing wells is being capped. The co-op is also coming up against a 250 meter limit. Construction of additional houses (installation of new meters) in the area will soon require a new entity besides the Weston Water Supply Corporation to provide water. Possibilities include The City of Weston taking over and tapping into the North Texas Municipal Water District system (very expensive). The water board is also looking at tapping into either Celina or the North Texas District for emergency service capability. Kevin mentioned that the large planned community that is potentially going in off FM543 is now looking at estate size lots instead of the high density housing previously being considered. Having larger lots with fewer houses would have a significant impact on the water and sewer upgrades required. No one is certain at this time about when or if they are going to move forward with that community.
 - a. NOTE: In July, the WWSC crews came out and repaired the large leak located on the west end of Lot #1 near the Lake Trail entrance. Hopefully this helped with the community water pressure.
10. Several members indicated that there was excess brush growth in the common area by the lake. Jason requested volunteers to go down and cut the brush and remove it at some point later in the year. Several folks volunteered. The HOA Board may also hire a service to remove the debris if the job becomes too large to handle by the volunteers. Jason also did some research and suggested that we all start disposing of any fireplace ashes we have in the pond to help control the algae bloom. If the algae can't be brought under control, the HOA Board may decide to treat the pond again with sulfate to help control the algae. If you have any questions regarding the pond treatment, please contact Jason to discuss.
11. A suggestion was made to hold the next HOA meeting in 2014 during a week night instead of on the weekends. Saturday night was also suggested. There were mixed opinions as to whether the weekend or week days were better - with no clear final consensus. The HOA Executive committee will take in all recommendations and see what can be worked out for the meeting next year.
12. Jason also mentioned that he was going to contact a VP he knows at AT&T to see if it would be possible to get their digital services brought into the neighborhood if we could get enough residents to subscribe. If you are interested in getting AT&T internet, phone and/or cable please let Jason know to help his case with AT&T.

13. It was confirmed that the architectural committee will meet in person to review new home plans. Two sets of plans are required for review (which we have received on the last four homes that have been reviewed and approved).
14. The HOA Treasury Report was presented by Denis Bonzo. Kaneda Foster made a motion to accept the report and David Talia seconded. The report was approved by all members. Denis also indicated that the mowing account that we had been maintaining has been closed down. Mowing transactions are now all run through the primary HOA bank account.
15. The following officers and committee members were voted in for the 2013-2014 year:
 - a. President- Jason Cole (14 votes for)
 - b. Vice-President – Dave Talia (14 votes for)
 - c. Treasure- Denis Bonzo (14 votes for)
 - d. Secretary- Edwin Case (11 votes for)
 - i. Co-secretary – Jerri Burrow (3 votes for)
 - ii. *Note: Jerri really wanted to help out this year so Edwin offered Jerri the opportunity to assist as co-secretary and Jerri agreed to do so. They will share the workload as needed.*
 - e. Architectural Committee Chair – Kaneda Foster (*elected by Architectural Committee*)
 - f. Architectural Committee Members
 - i. Nicole Cole – Architectural Committee Secretary (*elected by Committee*)
 - ii. Anne Marie Bonzo
 - iii. Bill Gemaehlich
 - iv. Jeanne Case
 - g. Social Committee Volunteers (*volunteers*)

i. Jennie Turnell	iv. Sandra Nunn
ii. Jeanne Case	v. Stephanie Talia
iii. Nicole Cole	

Meeting was adjourned around noon. Since the meeting, the Architectural Committee has met and approved the plans for the new construction on Lot 24 for Dan Michaelis and Shyllo DeLaCruz. We welcome them to the neighborhood and look forward to their construction starting in early 2014. Mowing notices were sent out to the unoccupied lots in the community and mowing completed in July.

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 Edwin Case who is maintaining the document. Please provide us with an email address that you check often!

Respectfully Submitted,



Edwin Case - Beaver Lake Ranch Secretary
 Jerri Burrow - Beaver Lake Ranch Co-Secretary
 Nicole Cole – Beaver Lake Ranch Architectural Committee Secretary