

**MINUTES OF 2020 ANNUAL MEETING  
OF THE  
TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

---

The annual TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC. ("the Association") meeting of the membership was held at 6:00 pm February 18, 2020 at the Taylor's Valley Baptist Church Fellowship Hall, 2497 W. Hwy 93, Temple, Texas. Meeting attendees included Board Members Gary Freytag and Deon Stanfield, Glen Colby and Brook Wesby with Colby Property Management plus members on the attached meeting sign-in sheet.

**Welcome & Call to Order** – Deon Stanfield, President, called the meeting to order at 6:03 PM, welcomed, and thanked members, and guests for attending. Brook Wesby introduced herself and proceeded to chair the meeting.

**Quorum** – A quorum of members was confirmed for "Class A" and Class "B" members.

**2018 Annual Meeting Minutes** – Minutes as posted on the HOA website and provided with the Agenda were approved.

**Financial Report** – Glen Colby presented the 2019 year-end Balance Sheet and Income Statement showing a \$7,993 increase over 2018 and an Operations account balance of \$29,899.67 and Reserve Account balance of \$13,011.80 for a total of \$42,911.47. 2019 Operating and Income Expenses were reviewed along with the 2019 Budget, projecting 2019 \$22,351.00 income and an increase of \$12,351.00 to the Reserve Account after \$10,000 final note payment. Entrance fence maintenance repair and increased landscape maintenance of Dubose Road landscaping were over budget items anticipated in 2019.

**2020 Budget** – Brook Wesby presented a review of the conservative 2020 budget projecting \$15,709.00 net revenue.

**2019 Directors** – Gary Freytag, Jim Howe, and Deon Stanfield agreed to continue serving as Association directors. There were no other nominations, Deon Stanfield was elected by the members to continue as a Director for 2020.

**Open Forum**

- Vacant Lot Maintenance. Lot Maintenance is by the lot owners.
- HOA Fence. Additional HOA fence repairs staining is scheduled for 2020. Violation notices have been sent to members to repair private fences.
- HOA Restrictive Covenants. Restrictive Covenants are posted on the HOA website and are also provided in new member welcome packets. All new homeowners should have been provided the Restrictive Covenants at their home closing by previous owner or title company.
- Irrigation. Water usage is only for the irrigation system. If there is a problem with the system, breaks or stuck valves, please contact Colby Management to investigate and schedule any needed repairs. Sprinkler systems and water are shut off prior at first freeze until Spring.
- Speeding and Signage. Speed limit enforcement and cross walks are not an HOA function and should be addressed with the City of Temple.
- Bus Stop. Bus stop locations vary as they are determined by bus route for Temple and Belton school districts. Installation of a school bus stop, in street right-of-way, will require feasibility and approval of the City of Temple.

**MINUTES OF 2020 ANNUAL MEETING  
OF THE  
TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.**

---

- Neighborhood Party. Neighborhood parties such as the Nation Night Out in October are permitted, and private businesses are encouraged to donate drinks and food. As a rule, the HOA does not participate financially. Anyone wishing to have an outdoor neighborhood gathering, should contact the HOA for prior approval.
- Dogs. An HOA notice is issued for pet violations, including number of pets. Dangerous animal breeds are restricted by Valley Ranch Declaration of Covenants, Conditions, and Restrictive Covenants. A copy of which is found on the "Documents Page" of the HOA website (<https://www.hoavalleyranch.com>)
- Blowing trash and street-mud. Management should be notified about issues of concern.
- Park Trails. City of Temple Parks Department is responsible for park area maintenance, trees, landscape, play structures, walks, etc.
- Entry. Grading and grass repair are needed at the North side of the entry.

There being no further HOA business, the meeting was adjourned at 6:42 PM.

---

James I. Howe, Secretary

Name

Address

Casey Sheppard (2)	3612 Valley Mist Ct.
EDWARD & ANITA ELIZONDO	7303 Greenfield Dr.
GAIL WICAL	3869 Green Tree Ln
REBECCA & MATTHEW BRAUN	3810 TWILIGHT DR.
DAVID CHA	6910 Crystal Valley Drive
Dale Massie	3620 Valley Mist Ct.
Andrea Bartee	7310 Valley Mist Dr.
Gary Fung	—
Scott & Cynthia Bunting	7006 Sundown Ct.
J. RITCHIE HAMM	3817 Twilight Dr.
Larry Arthur	6907 Sun Valley Dr
	7117 Valley Mist Dr.

Name

Address

Priscilla Griffin

7006 Crystal Valley Dr.

Barbara Hernandez

7002 Sundown Ct

Timothy & Vika Radliff

7001 Greenfield Dr.

Dean A. Stanfield

3516 Valley Mist Ct

Steven Karanases

7005 Sundown Ct

7306 Valley Mist

James DeBaur

3617 Valley ~~Park~~  
Park

James M Baykin

6918

7305 Valley Mist

Patricia Williams

3814 Green Tree

Debra King