

MINUTES OF 2017 ANNUAL MEETING  
OF THE  
MEMBERSHIP  
OF  
TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.

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The annual TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC. ("the Association") meeting of the membership was held at 6:00 pm February 21, 2017 in the conference room of the Temple Chamber of Commerce, 2 North 5th, Temple, Texas. Meeting attendees included Board Members Gary Freytag, Deon Stanfield, and Jim Howe, plus members on the attached meeting sign-in sheet.

**Welcome & Call to Order** – Deon Stanfield, President, called the meeting to order, welcomed, and thanked members and guests for their attendance. Following introductions, the President presented the agenda, noting that prior meeting minutes, 2016 Financial Report, 2017 Budget, and 2017 Directors Election would be included in the Consent Agenda.

**Quorum** – Secretary Howe certified a quorum of members in attendance; 16 "Class A" members representing more than the 10% quorum requirement with 16 votes plus 17 Proxies; one "Class B" member representing 10% of the requirement and a total of 246 votes. The quorum certification was confirmed by the attendance sign-in sheet.

**Consent Agenda** – The following items were included on the Consent Agenda without request to remove an item for separate discussion and vote.

**2016 Meeting Minutes**

**Financial Report** – Mr. Freytag presented the 2016 year-end Balance Sheet and Income Statement, reviewing line-items and noting the \$34,000 Note Payable balance was reduced to \$19,000 in 2016, and that the lender waived accrued interest for 2016. Net revenue for 2016 was \$9,434.04. Landscape maintenance and utility costs decreased again in 2016, due to above normal rainfall.

**2017 Budget** – President Freytag presented a conservative 2017 budget projecting \$8,913.00 net revenue. It was noted that the budget includes a \$4,211 management services fee.

**2017 Directors** – Gary Freytag, Jim Howe, and Deon Stanfield agreed to continue serving as Association directors. There were no other nominations.

The consent agenda was unanimously approved.

**Manager's Report** – Gary Freytag, representing the Manager, Belfair Management, provided a brief assessment of the Association. Membership increased in 2016 from 53 to 64. All but 1 members 2017 dues accounts are current. Members were again encouraged to establish bank automatic payment plans to reduce manager workload

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and future management fees. Forms may be downloaded from the website. The ARC (Architectural Review Committee) processed 11 Plans reviews, 7, Covenants violations, and 4 member complaints during the year. Mr. Howe updated members on the Website, encouraging members to access the site for Association policy, use covenants, other documents, and to report community issues to the Manager. Members who do Facebook, were encouraged to join the Valley Ranch Facebook group by requesting to join from the Facebook group or via the HOA website "Contact" page. The private group, available only to HOA members, is an excellent medium for interaction between HOA members. Attendees suggested "Valley Ranch Nextdoor" as another social site, organized by community residents to communicate news of interest.

**Developer Report** – Mr. Howe, representing, Belfair Development, Inc., updated members on development matters. Phase III opened since the last members meeting with new home construction progressing nicely. 23 lots are available out of the 39-lot phase. Four lots are available in phase IIb. By summer, swings will be added to Valley Ranch Park. Cost of the nearly \$8,000 project will be split between the City (\$4,000), Association (\$2,000), and Belfair (\$2,000).

**Member Discussion** – During open dialogue, members discussed several important matters. Cleanup of Common Area Landscaping including removal of dead limbs and plants. Mr. Freytag explained that the annual landscape maintenance contract includes weekly maintenance during summer but only monthly during winter. Builders will be asked to ensure that workers to do a better job of containing trash. With sufficient member interest, a volunteer HOA committee could perform periodic common area cleanup's. A request was made to modify the Entrance gate so the outbound gate stands open during periods when the inbound gate stands open (daylight hours). Cost of the modification will be presented to the board for consideration. Speeding declined on Dubose Road after speed limit signs were posted by the County. Cars are still traveling too fast inside Valley Ranch (speed limit is 30 mph). The City of Temple does not post speed limit signs in residential subdivisions. Members were encouraged to report speeding to the city. HOA Trash-can violation notices prompted discussion. Mr. Freytag explained that trash cans must be stored out of sight from a street and suggested that in lieu of garage storage, that wood fences and live screening are ways to comply.

There being no further business, the meeting was adjourned.

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James I. Howe, Secretary

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