

MINUTES OF 2018 ANNUAL MEETING  
OF THE  
MEMBERSHIP  
OF  
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 20, 2018 in the Temple Chamber of Commerce conference room, 2 North 5th, Temple, Texas. Meeting attendees included Board Members Gary Freytag and Deon Stanfield, 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, Gary Freytag presented the agenda, noting that prior meeting minutes, 2017 Financial Report, and 2018 Directors Election would be included in the Consent Agenda. The 2018 Budget was reviewed during the financial report.

**Quorum** – A quorum of members in attendance; 9 "Class A" members representing more than the 10% quorum requirement with 9 votes, one "Class B" member representing 10% of the requirement and a total of 165 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.

**2017 Meeting Minutes**

**Financial Report** – Mr. Freytag presented the 2017 year-end Balance Sheet and Income Statement, reviewing line-items and noting the \$19,000 Note Payable balance was reduced to \$9,000 in 2017, and that the lender waived accrued interest for 2017. Net revenue for 2017 was \$10,393.55. Repairs and Maintenance was above estimated 2017 budget due to Landscape rework at Dubose entry and Greenfield entry along with stone work cleaning at the same entries. Modifications were made to the outbound gate so that it now stands open during the same period as the inbound gate stands open (daylight hours).

**2018 Budget** – President Freytag presented a review of the conservative 2018 budget projecting \$16,298.00 net revenue. 2018 Budget is to be voted upon by the Board of Directors.

**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 2017 from 64 to 76. All but 9 members 2017 dues accounts are current as of February 16,

MINUTES OF 2018 ANNUAL MEETING  
OF THE  
MEMBERSHIP  
OF  
TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.

---

2018. Members were again encouraged to establish bank automatic payment plans to reduce manager workload and future management fees. Forms may be downloaded from the website. The ARC (Architectural Review Committee) processed 19 Plans reviews, 26 Covenants violations, and 2 member complaints during the year. Mr. Freytag 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.

**Developer Report** – Mr. Freytag, representing, Belfair Development, Inc., updated members on development matters. All of Phase II and Phase III lots have been sold or under contract with home builders with approximately ½ the lots in phase III have homes built or under construction. There are no lots available in Phase II and Phase III. Phase IV and V are scheduled to break ground within the next 4-6 weeks and will bring on an additional 55 lots. These last phases will complete the Valley Ranch Addition. Swing sets were added to the Valley Ranch Park this past summer with the cost of the nearly \$8,000 project being split between the City (\$4,000), Association (\$2,000), and Belfair (\$2,000). The City of Temple has continued to improve the walking trail and provide outstanding maintenance at the park.

**Member Discussion** – During open dialogue, members discussed several important matters. It was noted, that during school bus times, some vehicles are still parking at the entrance and exit areas to drop off or pick up their children and creating congestion at this area. It was suggested that the HOA send out a reminder to all residents not to park at the entry. Residents are encouraged to contact the City of Temple Police with issues concerning speeding and or blocking of the entry. Some areas of the entry fence need to have the stain touched up due to mower, weed eater, and tree damage from scraping on the fence. The light at the keypad controller is not working and cannot be replaced. The HOA will investigate the possibility of installing a LED light at this area. HOA Trash-can covenants were briefly discussed and members were encouraged to install wood fences and/or live screening to hide the trash cans. At present, Phase III residents have access to only 1 provider of internet. All residents are encouraged to contact Spectrum (Time Warner) for service.

There being no further business, the meeting was adjourned.

---

James I. Howe, Secretary

---

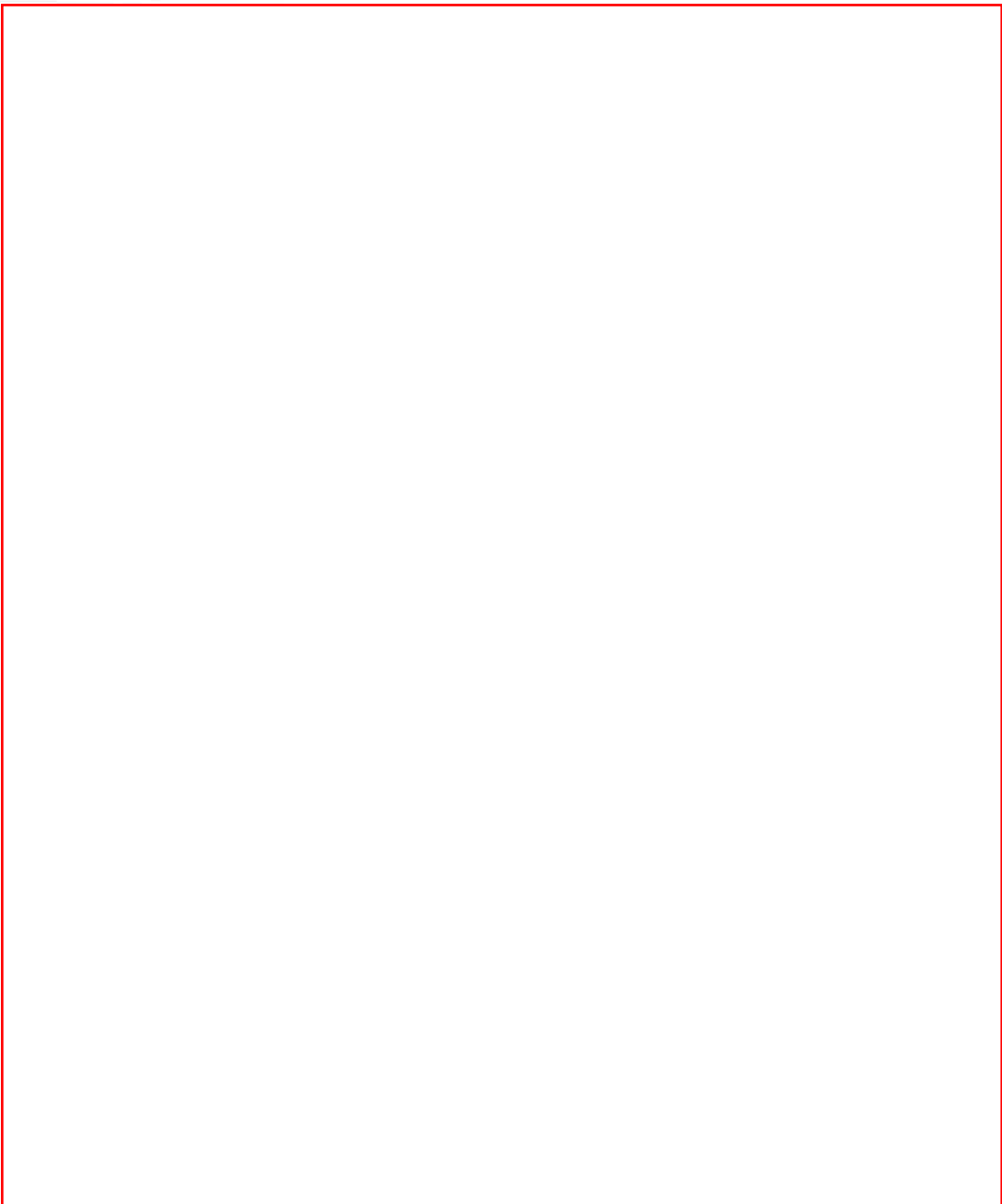
Temple Valley Ranch POA, Inc.  
Customer Contact List

# VRA HOA Sign-In

February 20, 2018

Address	First Name	Last Name	Main Phone	Alt. Phone	Main Email	CC Email	Member Signature
---------	------------	-----------	------------	------------	------------	----------	------------------



Mr. Allen 7105 Valley Mist Dr. Temple, TX 76502	Jerry	Allen					_____
Mr. & Mrs. Anelundi 7021 Valley Mist Dr Temple, TX 76502	Christopher & Keri	Anelundi					_____
Mr. & Mrs. Arthur 7117 Valley Mist Dr. Temple, TX 76520	Larry & Janna	Arthur					_____
Mr. & Mrs. Barnes 3517 Valley Park Dr. Temple, TX 76502	Morris & Terri	Barnes					_____
Mr. & Mrs. Bartee 7310 Valley Mist Dr. Temple, TX 76502	David & Andrea	Bartee					_____
Mr. & Mrs. Beck 6928 Sun Valley Drive Temple, TX 76502	David & Cynthia	Beck					_____
Mr. & Mrs. Black 7104 Valley Mist Dr Temple, TX 76502	John & Lawanda	Black					_____
Mr. & Mrs. Boykin 3617 Valley Park Drive Temple, TX 76502	James & Dorothy	Boykin					_____
Mr. & Mrs. Brockett 7119 Sun Valley Dr. Temple, TX 76502	Alvis & Lorna	Brockett					_____
Mr. & Mrs. Carruth 7322 Valley Mist Dr. Temple, TX 76502	Steve & Amanda	Carruth					_____
Mr. & Mrs. Cary 3826 Twilight Dr Temple, TX 76502	Brian & Tremeka	Cary					_____
Mr. & Mrs. Cecil 7318 Valley Mist Dr. Temple, TX 76502	James & Diana	Cecil					_____
Mr. & Mrs. Christian 3611 Valley Mist Ct. Temple, TX 76502	Charles & Donna	Christian					_____



*David Beck*

Temple Valley Ranch POA, Inc.  
Customer Contact List

February 20, 2018

Address	First Name	Last Name	Main Phone	Alt. Phone	Main Email	CC Email	Member Signature
Ms. Constance 3613 Valley Park Dr. Temple, TX 76502	La Vonna	Constance					
Mr. & Mrs. Cox Jr 7025 Sun Valley Dr Temple TX 76502	Bill & Gayle	Cox Jr.					
Mr. & Mrs. Cox 7001 Sundown Ct Temple, TX 76502	Herbert & Tracy	Cox					
Dr. Cruz 7010 Valley Mist Dr Temple, TX 76502	Daniel	Cruz					
Mr. & Mrs. Davenport 3618 Valley Park Dr Temple, TX 76502	John & Carolyn	Davenport					
Mr. & Mrs. DeBaun 7306 Valley Mist Dr. Temple, TX 76502	James & Patricia	DeBaun					
Mr. & Mrs. Dodson 6917 Sun Valley Drive Temple, TX 76502	Albert & Laurissa	Dodson					
Mr. & Mrs. Eargle 6916 Sun Valley Dr. Temple, TX 76502	John & Sandra	Eargle					
Mr. & Mrs. Elliott 3619 Valley Mist Ct. Temple, TX 76502	Mitchell & Allison	Elliott					
Mr. & Mrs. England 7238 Valley Mist Dr Temple, TX 76502	Terry & Havala	England					
Mr. & Mrs. Evans 3805 Twilight Drive Temple, TX 76502	Austin & Christy	Evans					
Mr. & Mrs. Fattig 6904 Sun Valley Drive Temple, TX 76502	Elton & Kerri	Fattig					
Carlette Gambrell 7009 Sundown Court Temple, TX 76502	Carlette	Gambrell					
Mr & Mrs Gilliland 7116 Valley Mist Dr. Temple, TX 76502	William & JoAnn	Gilliland					

Temple Valley Ranch POA, Inc.  
Customer Contact List

February 20, 2018

Address	First Name	Last Name	Main Phone	Alt. Phone	Main Email	CC Email	Member Signature
Mr. & Mrs. Gonzalez 7010 Sundown Court Temple, TX 76502	Luis & Lorian	Gonzalez					
Mr. & Mrs. Gonzalez Diaz 7009 Valley Mist Dr. Temple, TX 76502	Luis	Gonzalez Diaz					
Mr. & Mrs. Goodridge 3616 Valley Mist Ct. Temple, TX 76502	Timothy & Elizabeth	Goodridge					
Mr. & Mrs. Griffin 6901 Greenfield Drive Temple, TX 76502	Kenneth & Keri	Griffin					
Mr. & Mrs. Hall 7133 Sun Valley Dr. Temple, TX 76502	Travis & Kathy	Hall					
Mr. & Mrs. Hamm 6907 Sun Valley Dr. Temple, TX 76502	Ritchie & Kelley	Hamm					<i>Kelley Hamm</i> <i>J. Ritchie Hamm</i>
Mr. & Mrs. Harper 3607 Valley Mist Ct. Temple, TX 76502	Melvin & Mary	Harper					
Mr. & Mrs. Hearn 3604 Valley Mist Ct. Temple, TX 76502	S. D. & Eva	Hearn					
Mr. & Mrs. Hernandez 7002 Sundown Ct Temple, TX 76502	Demetrio & Barbara	Hernandez					<i>Barbara Hernandez</i> <i>Demetrio Hernandez</i>
Mr. & Mrs. Hernandez 7326 Valley Mist Dr. Temple, TX 76502	Jesse & Andrea	Hernandez					
Ms. Holcomb & Mr. Cates 7315 Valley Mist Dr. Temple, TX 76520	Dee Holcomb	Mr. Mark Cates					
Mr. & Mrs. Holt 3528 Valley Mist Ct. Temple, TX 76502	Jason & Cayla	Holt					
Mr. & Mrs. Howell 3615 Valley Mist Court Temple, TX 76502	Dustin & Joanna	Howell					
Mr. & Mrs. Irwin 7321 Valley Mist Dr. Temple, TX 76502	Kenneth & Brenda	Irwin					

Temple Valley Ranch POA, Inc.  
Customer Contact List

February 20, 2018



Address	First Name	Last Name	Main Phone	Alt. Phone	Main Email	CC Email	Member Signature
Mr. & Mrs. Joines 3608 Valley Mist Ct. Temple, TX 76502	Brandon & Elizabeth	Joines					
Mr. Larson 7314 Valley Mist Dr. Temple, TX 76502	Patrick	Larson					
Mr. & Mrs. Massie 3620 Valley Mist Ct Temple, TX 76502	Dale & Dawn	Massie					
Mr. & Mrs. Mees 3315 Frostwood Drive Pearland, TX 77584	Benjamin & Sammie	Mees					
Wenjuan Xu and Fanyin Meng 7022 Valley Mist Dr. Temple, TX 76502	Wenjuan Xu and	Fanyin Meng					
Mr. & Mrs. Mollohan 7106 Sun Valley Dr. Temple, TX 76502	Robert & Anetta	Mollohan					
Mr. & Mrs. Monroe 7233 Valley Mist Drive. Temple, TX 76502	Michael & Connie	Monroe					
Mr. Parker 7107 Sun Valley Drive Temple, TX 76502	Joshua	Parker					
Mr. & Mrs. Pavliska 6931 Sun Valley Dr. Temple, TX 76502	Steven & Avery	Pavliska					
Xu Peng & Yang Liu 7207 Valley Mist Dr. Temple, TX 76502	Xu Peng &	Yang Liu					
Ms. Robinson 6929 Valley Mist Drive Temple, TX 76502	Mary Katherine	Robinson					
Mr. & Mrs. Rudloff 7226 Valley Mist Dr. Temple, TX 76502	Brandon & Stefanie	Rudloff					
Ms. Sancetta 3818 Wicker Drive Temple, TX 76502	Gloria	Sancetta					
Mr. & Mrs. Sanders 7118 Sun Valley Dr. Temple, TX 76502	Roy and Shirley	Sanders					

Temple Valley Ranch POA, Inc.  
Customer Contact List

Address	First Name	Last Name	Main Phone	Alt. Phone	Main Email	CC Email	Member Signature
Mr. & Mrs. Sant 7013 Sun Valley Dr. Temple, TX 76502	Mike & Mary	Sant					
Mr. & Mrs. Schrank 7130 Sun Valley Dr. Temple, TX 76502	Lance & Melissa	Schrank					
Ms. Sellears 6903 Sun Valley Temple, TX 76502	Staci	Sellears					<i>Staci Sellears</i>
Mr. & Mrs. Sheppard 3612 Valley Mist Court Temple, TX 76502	Casey & Gillian	Sheppard					
Simental and Bolt 3821 Twilight Drive Temple, TX 76502	Jessica Simental and	Holley Bolt					
Mr. & Mrs. Smith 6930 Valley Mist Drive Temple, TX 76502	Charles & Shannon	Smith					
Mr. & Mrs. Smith 3609 Valley Park Dr. Temple, TX 76502	Gary & Catherine	Smith					
Mr. & Mrs. Souter 3614 Valley Park Dr. Temple, TX 76502	Lonny & Sharon	Souter					
Mr. & Mrs. Spera 6908 Sun Valley Drive Temple, TX 76502	Kevin & Barrie Michelle	Spera					
Mr. & Mrs. Stanfield 3516 Valley Mist Ct. Temple, TX 76502	Deon & Sheila	Stanfield					<i>Deon</i>
Mr. & Mrs. Teague 7128 Valley Mist Dr Temple, TX 76502	Tony & Melissa	Teague					
Mr. & Mrs. Veale 6905 Valley Mist Drive Temple, TX 76502	Ryan & Holly	Veale					
Mr. & Mrs. Waldo 6902 Crystal Valley Drive Temple, TX 76502	James & Kimberly	Waldo					
Mr. Warren 3504 Valley Mist Court Temple, TX 76502	Anthony Warren &	Cynthia Woytek					

Temple Valley Ranch POA, Inc.  
Customer Contact List

February 20, 2018

Address	First Name	Last Name	Main Phone	Alt. Phone	Main Email	CC Email	Member Signature
Mr. & Mrs. Westphal 3529 Valley Park Drive Temple, TX 76502	Steve & Twila	Westphal					
Ms. Wieland 6917 Valley Mist Drive Temple, TX 76502	Linda	Wieland					
Mr. & Mrs. Williams 7305 Valley Mist Dr. Temple, TX 76502	Brent & Patricia	Williams					
Mr. & Mrs. Williams 6918 Valley Mist Dr. Temple, TX 76502	Michael & Debbie	Williams					
Mr. & Mrs. Williford 7008 Sun Valley Dr. Temple, TX 76502	Ray & Catherine	Williford					
Mr. & Mrs. Worrell 3610 Valley Park Dr. Temple, TX 76502	James and Doris	Worrell					
Ms. Zayed 7020 Sun Valley Dr. Temple, TX 76502	Martha Jean	Zayed					