

MINUTES OF ANNUAL MEETING
OF THE
BOARD OF DIRECTORS
OF
TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.

June 23, 2014

The annual TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC. Board of Directors meeting was convened at 5:05 pm, **June 23, 2014** at Belfair Management Services (Belfair) Office, 7353 W. Adams Avenue, Temple, TX. Present were directors Gary Freytag, James I. Howe and Deon Stanfield. Lorie McCallum, Secretary/Treasurer was also present.

Call to Order & Quorum. Gary Freytag, Chairman, called the meeting to order and presided over its deliberations. The Secretary certified that a quorum of Directors was present, pursuant to the bylaws of the Association.

Minutes. The Minutes of the February 12, 2014 called meeting were accepted as submitted.

Financial Report. The 2014 May 31 financial statements were reviewed. It was noted that the negative accounts receivable balance was caused by 2014 dues prepayment and four members dues were delinquent.

Membership Report. As of May 31, 2014 HOA membership stood at 40 Class "A" and 2 Class "B" members.

Association Website – The site has been live since summer and is maintained with timely postings of meeting notices and minutes, financial reports, budgets and more. Howe reported that a Valley Ranch Facebook group has been developed and all residents will be invited to be "friends" of Valley Ranch. The purpose is to provide venue for HOA members to communicate on a wide variety of matters including advertising items of need or for sale, inquiring about services such as yard and babysitting, providing a "heads up" on information of importance to the group and much more. Member postings are visible only to the group.

New Business – HOA Policy Amendments were adopted by unanimous board vote, to *Article 1 – Solar Energy*, *Article 13 – Parks and Common Area*, and *Article 14 – Member Assessments*. The solar energy policy amendment provides the Architectural Review Committee with additional tools when responding to applicants for solar energy facility installations. The parks amendment adds policy for potential private park facilities. The member assessments policy amendment required annual dues to be paid in January unless quarterly or semi-annual payment is made through an approved auto-pay plan.

By unanimous board vote, two new policy items were added to the Association Policy Manual: *Article 15 – Dumping, Littering and Drainage Facility Alteration*, and *Article 16 – Resident Registration*. Illegal dumping and littering policy establishes authority for the Association to deal with such cases. Policy requiring HOA resident registration will enable the manager to adequately enroll new members and tenants.

Developer Report – The Developer reported that Valley Ranch Park funding is presently being considered in the City of Temple 2015 budget. Members were encouraged to contact Council member Perry Cloud to promote positive consideration of the funding. If approved, construction would likely coincide with construction of the playground by the developer during the summer of 2015.

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Construction of the remaining 22 Phase II (Evergreen) lots will begin in August and should be ready for home building by year's end. Phase III in Fairfield (west of Dubose Lane), currently in the engineering phase, is now expected to process through city approvals and go under construction in the fall.

Adjournment – There being no further business, the meeting was adjourned at 6:15 P.M.

Lorie McCallum

Lorie McCallum, Secretary