

MINUTES OF 2014 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 18, 2014 in the conference room of the Temple Chamber of Commerce, 2 North 5th, Temple, Texas. Present were Board Members Gary Freytag, Deon Stanfield, and Jim Howe. Secretary/Treasurer Lorie McCallum was also present.

Welcome & Call to Order – Gary Freytag, 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, 2013 Financial Report, 2014 Budget, and 2014 Directors Election would be included in the Consent Agenda.

Quorum – Secretary McCallum certified a quorum of members in attendance; four "Class A" members representing more than the 10% quorum requirement and a total of 4 votes; one "Class B" member representing 10% of the requirement and a total of 354 votes. The attached attendance sign-in sheet confirms the quorum certification.

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

2013 Meeting Minutes

Financial Report – Treasurer McCallum presented the 2013 year-end Balance Sheet and Income Statement, reviewing line-items and noting the note payable was paid down \$4,000, the lender forgave \$8,655 accrued interest, and reduced the interest rate from 7.25% to 4.25%. The net revenue for 2013, when adjusted for interest forgiven, would have been \$4,089.04. A positive trend made possible by increased membership.

2014 Budget – Treasurer McCallum presented the 2014 budget projecting 2014 net revenue at \$1,599.00. It was noted that a \$3,350 management services fee has been included for the first time, in accordance with the management contract. The manager will consider a fee reduction based on actual Association financial performance.

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2014 Directors – Gary Freytag, Jim Howe, and Deon Stanfield agreed to continue serving as Association directors. There were no other nominations.

The president entertained a motion on the consent agenda. A motion, duly made, was seconded and carried unanimously.

Manager's Report – Gary Freytag, representing the Manager, Belfair Development, Inc., gave a brief assessment of the Association. Membership increased in 2013 from 34 to 38. There are 11 members with delinquent 2014 dues accounts. Members were encouraged to set up Dues Payment automatic dues payment plans to reduce manager workload and future management fees. Forms are available on the website. The ARC (Architectural Review Committee) processed 5 Plans reviews, 5, Covenants violations, and 4 member complaints during 2014. A Website update was presented with emphasis on ready access to meeting notices, announcements, minutes, financials, forms, governing documents, links, easy contact with the manager, and much more; a huge source of HOA information.

Developer Report – Jim Howe, representing the Developer, Belfair Development, Inc., updated members on development matters. The Evergreen section of Valley Ranch totals 48 lots. Presently, there are 7 available lots, 5 homes completed or under construction and 22 lots to be developed. Fairfield section will have 94 lots constructed in three phases. The Evergreen entrance will have a monument of the same design as Fairfield, however it will not be gated. Phase one is in the engineering phase and will contain 27 lots. The Valley Ranch playground structures will be constructed in late 2014 by the Developer. As yet, the City has not budgeted improvements to the 7 acre city park.

There being no further business, the meeting was adjourned.

Lorie McCallum, Secretary/Treasurer