

TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.  
BOARD OF DIRECTORS MEETING – SEPTEMBER 19, 2018

A called TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC. Board of Directors meeting convened at 9:01 am **September 19, 2018** in Belfair Management Services conference room, 7353 W Adams Ave., Temple. Present were directors Deon Stanfield, Gary Freytag and Jim Howe, and Colby Property Management, Inc. President, Glen Colby.

**Call to Order & Quorum.** President Stanfield called the meeting to order and presided over its deliberations. A quorum Directors was certified by the Secretary.

**Minutes.** The Minutes of the July 20, 2018 meeting were accepted as posted on the Association website.

**Financials.** Directors accepted, August 31, 2018 year-to-date financials as presented. It was noted that there are no delinquent member accounts.

**Manager's Report.** Association membership stands at 87. Several violation notices (landscape maintenance and trailer parking) have been issued. Gate repairs are in process with the gate anticipated to be operational this week. Gate remotes for new members and replacement remotes for existing members will be non-cloneable and more secure. New remotes are \$20.00 each. Present HOA members remotes will continue to operate the gate. Cable & Internet service is not yet available to Fairfield members. Time-Warner has discontinued new installations in Temple and Grande is considering a request to serve Valley Ranch, however a decision is not expected until after the first of the year.

**Policy Amendment – Member Dues.** Directors amended HOA dues payment policy, effective January 1, 2019:

1. Payment Options:

- a. Single Payment - by personal check or ACH bank draft in a single payment, due January 1. May be paid by check or ACH bank draft.
- b. Two Payments – 1/2 January 1 and 1/2 March 1 and must be paid by ACH bank draft.
- c. Four Payments – 1/4 January 1, 1/4 February 1, 1/4 March 1, 1/4 April 1 and must be paid by ACH bank draft.
- d. Credit Card Payment – The HOA does not accept credit cards.

2. Gate vs. No Gate. The Valley Ranch Evergreen section is gated while Fairfield is not. This results in Fairfield member's dues covering a portion of the cost to operate and maintain the Evergreen gate. Effective January 1, 2019, Evergreen members annual dues will reduce from \$400 to \$385. The manager will monitor gate operating costs for future consideration.

**HOA Manager Transition.** Freytag and Colby reported that transition preparation is proceeding on schedule for the November 1<sup>st</sup> transition from Belfair Management Services to Colby Property Management, Inc.

**Executive Session.** There were no board matters requiring executive session.

**Adjournment** – There being no further business, the meeting was adjourned at 9:45 am.

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James I. Howe, Secretary