

**Emergency Board Meeting Minutes**  
**May 19 2021**  
**Almost Grown Play Cafe & Ice Cream AHop**  
**18901 Hamilton Pool road**  
**Dripping Springs, TX 78620**

Meeting started right at 6:04pm

Opening Remarks

Tina Odell

Introduced herself and talked about the intention of this meeting. Confirmed to be appointed secretary at the annual meeting. She was concerned about the previous meeting not meeting elements or basic requirements.

14 people attended this Emergency meeting by zoom, Terry Gover checking on the membership of attendees online. Tina read verbatim from a printed copy of the bylaws about the intention of the bylaws. She did mention being aware of the conditions of the road and Real Estate issues. She has reiterated that as of April 21, 2021 the former members serving on the board have expired. The main goal of this meeting is to elect members for the board.

Tina made everyone aware that At the previous Zoom Annual Meeting (April 2021 available for review or replay online on The SRPOA Website) there is no way to count votes for the elected meeting because some of the participants of that meeting were from section 6 so those votes do not count due to that specific section not being part of the SRPOA membership.

Shirley took over the stage to explain further or expand on the issue about this particular meeting not being called by an official Board so members of the POA are taking action to get an official board of directors elected according to the bylaws. She is reading verbatim from Article V Board of Directors of the bylaws and explaining terms and positions.

Question from attendee Josh Bennette. Based on what Shirley is basing her argument to elect a board for the current term. Attending member is referring to the previous bylaws. Shirley is reiterating that previous versions can no longer be used. Everything is based on the most recent bylaws revised dated 2018. He is concerned about a new board calling for extra dues to be taken to fix the roads and nothing gets done like in the past.

Tina explained how her appointed position came to be. She is going to further explain more about her term from January to April 21st.

6:28 Nominations start/explanation on the voting system

Nominations for position 1 which is a 3 year term

Nominees are:

Tina Miller

Josh Benette

Doug Andersen

6:30 pm -Tina Introduced herself and explained why she would be a good board member for position 1. She feels that her background would be a good contribution to the board.

6:32 pm Doug introduced himself and why he would be a good board member. He has served on the board previously and explained that being the President is a hard position to take on but he would be happy to get re-elected again.

Question from Annette Hicks was asked about why the previous website got taken down?

Answer from Shirley was the following: since the dues for the website Go Daddy did not get paid all prior information posted online got lost so a new website was put in place. Shirley explained how she notified the board (Doug specifically) about the issue and, Him (Doug himself responded in his defense) affirmed that he as the president was not responsible for any of that.

6:35 pm Josh Bennette Introduced himself and explained why he would be a good board member for position 1. He further expanded on why he is thinking about this position and wants to hold everyone on the board accountable for their responsibilities and actions.

Casting votes started for position 1. Votes got collected for position 1 at 6:43pm  
Votes were counted immediately after that.

While counting of votes of position 1 was ongoing Johnny Holdridge brought to the attention of the attendees about each section keeping the amount collected of their dues to that specific section to be used to fix the roads.

Tina Miller 32 votes

Josh Bennette 2 votes

Doug Andersen 5 votes Nomination for position 1 ended at 6:48pm

6:49pm Nominations for position 2 which is 3 year term as well according to the bylaws  
Nominees for position 2 are:

Josh Bennette

Debbie Gibson

Doug Andersen

6:50pm Debbie introduced herself and explained why she wants to run for position 2. She has been really busy in the past, she is a Veteran and she would like to volunteer on the Board

because she feels that is her responsibility. Her husband Gary Gibson served at a previous board.

Casting Votes started at 6:52pm

Collecting of votes ended at 6:55pm

Counting of votes immediately after collecting them

Counting of votes ended at 6:57pm

Debbie 25 votes

Josh 16 votes

Doug 2 votes

Nominations for Position 3 started at 6:58pm

Jeff Boyd

Chris Stewart

Annette Hicks

7pm- Annette Hicks introduced herself and started with the membership in 2017. She runs the Stagecoach High Ranch Facebook page. She would like to see the group of homeowners mingling together.

7:02 pm - Chris Stewart introduced himself. He is a civil engineering and planing and zoning is the majority of his experience/backgroud. He feels that he is a great prospect for for the board position. Finished at 7:04pm

Casting Votes position 3 which is a 2 year term started at 7:05 and got votes got collected

Counting votes proceeded immediately right after collecting. Counting ended at 7:11

Jeff 0

Chris 33

Annette 4

Josh 5

7:13 pm-Gathering volunteers/nominees for Position 4 which is a 2 year position

Nominees are:

Josh Bennette

Jim Campbell

Doug Andersen

Annette Hicks

Jim Campbell 7:15 introduced itself. Talked about his previous position on the board as a Vice President. He mentioned that he found some difficulties while serving on the board but he is willing to continue serving and would do it happily. Ended at 7:17

Question from Johny Holdridge asked about paver warranty for the roads. Doug Andersend responded that he did not want to interrupt what was going on and did not comment any further for the moment.

Casting votes 7:18 pm. and got collected immediately after that. Counting votes ended at 7:22pm.

Josh Benntte 9 votes  
Jim Campbell 5 votes  
Doug Andersen 3 votes  
Annette Hicks 20 votes  
Jeff 3 votes

7:23pm - Position 5 is a one year term.

Nominees are:

Josh Bennette  
Norma Navarro  
Cindy Lott

7:24pm Norma Navarro started by introducing herself and she is happy to serve on the board if necessary. She and her husband have been a member since 2018.

7: Cindy Lott introduced herself and stated that she has previously served on the board by replacing the remaining term from Gary Gibson after he left the board. ended at 7:27pm

Casting Votes started 7:27pm and counting started immediately right after that. 7:32pm

Vote counting ended at 7: 31 pm.

Josh Bennette 21 votes  
Norma Navarro 10 votes  
Cindy Lott 12 votes

Shirley explains positions of the Board and their terms and when they expire and when they can get nominated at the next annual meeting for reelection according to the bylaws.

Question from Jim Campbell's wife Why is it that we did not vote for president secretary and treasurer positions and why we got positions 1,2,3,4 and 5 instead. It was explained to her and everyone that the nominations for positions and not office was to follow what the bylaws instruct.

Comment or Statement from Tina Miller. USPS gave the board Mailboxes 18 months ago for new homeowners to have access to their mail. Tina is an example of poa members that needed to go collect their mail at the office in town due to a lack or existence of a mailbox assigned for her property at the mailboxes common area of the subdivision. There is a fee to be paid to

install boxes and the new elected board will further have to take care of that matter, she further explained.

Another item on the Agenda was a Cover/porch/pavilion for the mail boxes and kids to wait for the bus which is a common area in the neighborhood. Contractor had not replied for the specified service as of today.

Road work. Stevens paving first option for next road repair, Hays County next option, Contractor Odell Equipment as a third party will be included as a third option. Tina did explained that Odell equipment is not an immediate relative of her husband Tom and wanted to make clear that there is no conflict of interest.

Another item for further discussion in future meetings is Increasing dues. This in specific will be a potential item brought to all property owners at a further time to get that taking care of since the actual amount raised on dues does not meet the requirements do not currently meet any bids or quotes to fix the roads.

Hays County can take over 3 million at the expense of home owners  
Odell 65 plus thousand all roads  
Stevens we do not have a quote at this time.

Question about warranty for Stevens paving for previous road work.

Doug: If Stevens is awarded the bid for road maintenance they will warranty the work that they did last year and this years will be warrantied by the year after that and so on and so forth. So Home owners attending the meeting came to the conclusion that there is no existent warranty.

James Kuykendall: He requested a long time ago by email the contract from Stevens and did not get anything back from Doug or Jim Cambell board members at that time. He stated that he is willing to share the email with the actual board for a follow up.

Jim Holdridge stated that the Hays County route will make our private roads public.

Tina once all the potential road bids are set on the table all the property members need to vote on the bid is their choice.

Another item brought to discussion by Tina was that a gate could be a potential thing that can be put in place to deter public transit coming in and out of the property that have no business within the subdivision.

Member attending meeting online expressed that she contacted Commisioner Smith about Hays County taking over SRPOA private roads and she said that he showed interest in further communication for the County to take over the roads.

TerriGover translated or relayed the information above about commissioner and issues being discussed about Hays County Taking over the roads.

## Terri Contacted a representative about the development going on next door **Mirasol Springs Resort**

Josh Bennette explained that on the overland stage there was heavy equipment that destroyed the road and POA members checked with the drivers and confronted them and concluded that they do not have an approved easement to our roads.

There is a property owner in that area that has granted them access because he or she feels is ok to give them access through our roads. Josh has not met the POA member and did not mention any names.

Shanon spoke with the commissioner about the issues. And she is willing to talk to the board about that. (Shanon was the person stated in a previous paragraph)

Tina broke down the quote that Odells provided. See attached sheet for bid.

Tina requested that more property owners provide options to bid on the road fixing. James Kuykendall would like to provide a quote/bid as well for consideration. It was stated that the board members will read through the bylaws to make sure that there is no conflict of interest about James being considered as an option.

Question: Once positions are designated to what office they will take when they will communicate with the rest of the community or membership. Answer from Tina: Membership will be notified on what office the positions 1,2,3,4 and 5 took and will notify the membership by email and in written about their decisions.

As of today we do not have a treasurer and not access to financials we will need to get access to that information with the previous board. Neither Jim Campbell or Doug Andersen were present at that time to respond about this issue.

It was brought to the attention of the property owners that there was not an actual Annual meeting for the Year 2020. Neither Jim or Doug were present to respond to that but Jim Campbells wife mentioned that it was probably due to Covid concerns

Michelle Kucera called the Meeting to be Adjourn at 7:47pm.

Notes for this minutes were taken by Cindy Lott.

The Board will revise, review and amend this notes if necessary and approved them at their first monthly meeting.