

MINUTES OF THE STAGECOACH RANCH  
PROPERTY OWNERS ASSOCIATION  
BOARD MEETING  
January 24, 2022

Attendees: Chris Stewart, Tina Odell, Debi Wong, and Norma Navarro

Agenda Item 1- 6:01pm Chris calls meeting to order. Annette Hicks, Treasurer is not present at meeting due to a family issue.

2- Approval of minutes

Chris makes a motion to approve December 2021 minutes special meeting and executive session. Debi 2nds motion. Motion carries.

3-Association member comments - Terry Gover asks about RAP. She states she likes it better when new.

4- Possible action on Road Repairs- nothing new to report

5- President's report- Board has been busy with assessment work. Payment plan policy and management certificate documents have been recorded at Hays County Court house on or around December 16, 2021.

6- Treasurer's Report - Board has a copy present at meeting as well as members on SR website.

7- Annual meeting Goals/Actions - Date proposed is April 18, 2022 @ 6pm at Almost Grown Ice Cream Shop. Agenda will include the following:

- nominations for Place 5 and election
- vote on assessment increase
- ballot measure for license agreement with neighbor at Ranches at Hamilton Pool
- road committee rep to give update and goals moving forward
- regular agenda items

Goals for meeting will include the following:

- clear picture of financial abilities of POA
- maximize all revenue toward capital projects (i.e. asphalt vs. lawyers)
- keep working together like neighbors. Encourage participation among members for community events.
- Encouragement of Section 6 to join the POA
- Address drainage issues in neighborhood.
- Continue transparent board meetings/actions/finances

Chris will create a google doc for members of board to work off before meeting to finalize.

Chris makes a motion to set meeting date and for all the above to take collaboration in April meeting of members. Tina 2nds motion. Motion Carries.

10- Discussion and Possible action on road improvement funding plan and priorities survey—Chris presented the board with a rough cut example of a 5 year capital improvement plan. He wants the board to work closely with the road committee to tighten the numbers so we have a fair estimate to present to members at annual meeting.

Norma suggested building in an escalator for future assessments to account for inflation.

8- Community Work day event and preparations—no action to be taken at this time. We will revisit in the future.

9- No draft of annual budget at this time. Will be presented in February.

11/12- NA

13- Discussion only of agenda items for next meeting-

- road committee report
- draft annual budget
- ballot items
- draft goals for annual meeting
- 5yr CIP (capital improvement projects)

14- Next meeting set for February 28, 2022 @6pm

- Location is Almost Grown Ice Cream shop

15- Other Board member comments - A big goal for POA is to have Section 6 members join us.

16- Norma makes a motion for adjournment. Debi 2nds motion. Meeting is adjourned at 7:09pm