

MINUTES OF THE STAGECOACH RANCH
PROPERTY OWNERS ASSOCIATION
BOARD MEETING
March 22, 2023

Attendees: Chris Stewart, Tina Odell, Debi Wong, and Annette Hicks

Agenda Items

1- 6:15pm Debi calls the meeting to order.

2- Annette makes a motion to approve December 2022 minutes. Chris 2nds the motion. Minutes approved. Chris makes a motion to approve February 2023 minutes. Debi 2nds the motion. Minutes approved

3- Zach Munn is appointed to the Architectural Committee. Tina will send out an email to ask for additional volunteers to serve.

We skipped item #4 until later in the meeting.

5-The board discussed 3+ people to work as a nominating committee. Debi to schedule a call with last year's members to nominate for positions 3 and 4.

6- President report- a) Annual meeting mailings have to be sent out by March 27 to meet guidelines for proper notice to members about annual meeting.

b) Debi requested a budget report from Chris (acting treasurer) from 2022 for the upcoming annual member meeting. Chris to rework 2023 budget to compare to 2022 budget. Debi went to Hays and Travis counties for clearer copies of deed restrictions. No records could be found for Section 1. Debi, Chris, and Annette are to meet on Sunday, 26, 2023@3pm to finalize budget.

7- Treasurer report - Money owed to the POA is approximately \$25k. There are 2 accounts in huge arrears totaling approximately \$19k of the \$25K. Other outstanding balances account for approximately \$5400 owed. Account balance from Chase Bank at end of February 2023 statement is \$14,101.78.

8- Discussion of adopting electronic voting for members. Counsel validated that as long as the language is the same on paper and electronic, it will be okay. Chris makes a motion to offer e-voting in addition to paper ballots. Debi 2nds the motion. Motion carries.

9. Discussion on formalization of ballot sheets. Debi referred to attorney advice for language on ballots to increase assessment fees to members. It was stated again that the language must be the same on paper and electronic voting options.

Ballot sheet Items to include: 1) Election of 2 Directors for places 3 and 4. 2) Increasing annual assessments.

10- Updates to member directory to be addressed at annual meeting in April upon check in to verify POA has correct contact info for members.

11/12- NA

13- Next regular session items to be added to agenda are appointment of roles for new and existing directors as well as standing items.

14- Next regular POA meeting is scheduled for May 24@ 6:15pm at Almost Grown Ice Cream shop.

15- Board Member Comments—Chris would like to have potholes in roads repaired before annual meeting to ensure stabilization to avoid losing them. Suggested setting a meeting for Sunday March 26 at 3pm with 3 agenda items to include a) Discussion and Possible action on road repairs. b) Workshop for Ballot finalization. c) Set annual budget.

16- Association Member Comments- Road committee member Tommy Odell reports oil for roads is hard to attain. Center of roads need to be sprayed with sealer. He is continuing the search for oil.

4- Annette nominates Carli Oster to fill vacancy of unexpired term left by Norma Navarro. Debi 2nds. All were in favor and Carli is now a Director filling place 5.

17- Tina makes a motion to adjourn. Annette 2nds the motion. Meeting is adjourned at 7:42pm.