

Stagecoach Ranch Property Owners Association
Special meeting of the Board
July 6, 2021

Pursuant to the notice of a special meeting, a meeting of the board members of the Stagecoach Ranch Property Owners Association (SRPOA) was held on July 6, 2021 at 6:00pm at Almost Grown Ice Cream Shop located at 18901 Hamilton Pool Road, Dripping Springs, TX 78620..

Board members in Attendance:

- Chris Stewart, President
- Debi Wong, Vice President
- Chris”tina” Miller Odell, Secretary
- Annette Hicks, Treasurer

Agenda Item 1- At 6:08pm, Chris Stewart, as President of the association called the meeting to order. All serving board members were present, resulting in a quorum.

Agenda Item 2- The purpose of the meeting was a workshop session to review and understand records received from the previous SRPOA President, Doug Andersen. Chris asked for concerns from members present to be addressed on Item 7 on the agenda. We moved to Item 7 for the present members.

Agenda Item 7-

- Annette Hicks suggested a time limit for members to express concerns.
- Chris stated we will not respond at this time to concerns but will at a future time/session.
- Shirley Mount offered her assistance to help review items collected from the former president as she helped assemble records when she served as secretary of board.

-Terry Gover mentioned the growth of trees covering roads is an issue needing attention.

-Geoff Mount suggested members volunteer for clean up days and have a picnic afterwards.

-Michelle Kucera expressed a thank you to the board for following a judicial process.

-Chris Stewart, President assured all members that all actions taken by the board will be transparent in the record and in the best interest of all property owners.

Agenda Item 3- Three boxes were obtained and presented from the former President by Annette Hicks and Debi Wong. Former VP, Jim Campbell was present and stated the inventory boxes were in his possession for a period of time due to a fire on Doug Andersen's property. He also expressed reluctance from Doug to release these documents to the newly appointed board of directors. Josh Bennett stated mail box keys for SRPOA are included somewhere in the boxes.

At 6:18pm, inventory began.

Contents of Box 1:

-Four checkbooks from Chase Bank were found revealing Checks #125, 131-150, 156-175, and 176-200. Chris announced there were seven checks missing and not accounted for at this time.

-Deposit only Stamp for SRPOA

-Paid Stamp

-SRPOA Labels

-Blank Labels

-Architectural plans from 2019

-Invoices

Contents of Box 2:

- Mail
- Invoice from Am Trust North America
- Check copies
- Vote records and proxies from 2018
- Insurance receipt
- Accounts payable 2019
- Resale certificates/title disclosures
- Receipts for dues paid
- Notice of insurance cancellation
- Returned certified mail to SRPOA. Board made a decision to open during an executive session to reveal contents.
- copies of dues payments
- Applications for approval of building plans

Contents of Box 3:

- Box of Folders
- Sections 1-7 Ledger books dating back to 1987
- Delinquencies 2012-2015
- Recorded assessment checks from 2014-2016
- Wells Fargo account records 2016
- Chase Bank account records November 2016

At this time a motion is made by Chris to table discovery of agenda Item 2 due to time constraints of members present. Tina seconded the motion.

Agenda Item 3- Resolution docs for new signatures for banking records were presented by Chris stating that he, Debi, and Annette will be signers on the SRPOA account. Annette made a motion to approve resolutions. Tina seconded the motion and all board of directors were in favor so the motion carried.

Agenda item 4- Road improvement committee appointments were made by Chris. Certain members of POA are qualified to be a part of said committee, were nominated and agreed to serve. Members include Tom Heigemeir, James Kyrkendall, Ron Garrett, Tommy Odell, and Josh Bennett. Board has asked these members for their expertise for emergency repairs and efforts for the existing road conditions. Road committee is to meet independently of the board of directors and organize a plan to present at the next regularly scheduled board meeting on July 26. Chris presented road committee with a charge sheet/questionnaire to use as a guideline for their presentation.

Michelle Kucera brought up the question of if a Section 6 member is eligible to serve on the road committee. Jim Campbell suggested road repair companies get involved.

Chris made a motion to appoint the road committee. Debi extended the motion. Tina seconded the motion. All board members were in favor. Motion carried.

Agenda Item 5- Future Agenda will be determined with what board members uncover from discovery of documents collected from Doug Andersen. Board discussed the possibility of changing the lock on mailbox for POA but no decision was made. There was discussion regarding POA paying for new locks for the 16 new mailboxes for members. This item will be voted on in the next session.

Board returned to Agenda Item 2. The remaining contents of Box 3 included:

- 2017 assessments, bank statements, and resale certificates
- 2018 checks, lawsuit letter, resale certificates
- receipts
- ballot mailings

- Financial records/treasurer reports 2006-2016
- Balance sheets 2012-2013
- 2018 proposed budget
- 2016-2017 Financial info
- 2019 budget
- Ballots from several previous voting times
- Court docs
- check copies
- report from previous road committee
- TX Legislative Law updates 2015
- real estate contracts of property being located in a POA
- waiver of liens
- 1099 misc tax info
- Letter from Secretary of State
- IRS tax exemption
- Legal docs from Cluck/SRPOA lawsuit
- 2018 legal docs, invoices, and bills
- Cagle Carpenter & Hazelwood invoices for legal services Feb-Sept 2018
- Insurance paperwork
- Deeds from original subdivision and miscellaneous other docs
- Deposit slips 2014-2017
- SRPOA bankruptcies
- Bank deposits 2013-2015
- Historical docs of meeting minutes 2013, 2016-2018
- Cluck/SRPOA legal docs
- financial info
- undated historical docs for roads
- quit claim deed
- Meeting minutes 1992, 1997
- maps
- boy scout track paperwork
- Proxies 2017

- Ballots 2017
- Resale certificates
- Title docs

At 8:40pm Chris made a motion to adjourn the regular session. Annette seconded the motion. Regular session adjourned.

At 8:41pm, the Board convened in executive session, citing topic related to ongoing legal matters. (Separate minutes for executive session)

At 8:48pm, the Board re-convened in regular session and announced that no action was being taken at this time related to items discussed in executive session.

At 8:48pm, the Board returned to Item 3.

9:00pm Chris calls to adjourn meeting. Debi seconded the motion. Meeting adjourned.

Minutes prepared by Chris''tina'' Miller Odell