

MINUTES OF THE STAGECOACH RANCH  
PROPERTY OWNERS ASSOCIATION

BOARD MEETING  
November 15, 2021

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

Agenda Item 1- 6:00pm Chris calls meeting to order. All Board members are present.

2a- Approval of minutes of special meeting October 18- Annette makes a motion to approve. Debi 2nds. Motion carries.

B- Approval of Executive sessions July 6th - Annette makes a motion to approve. Tina 2nds. Motion Carries. July 16th- Debi makes a motion to approve. Chris 2nds. Motion carries.

No Agenda Item 3. Mistake on creation of agenda.

4- Road repairs update. Road Committee (RC) member Tommy Odell was present to report.

\*RC is working to attain more RAP material. None is available at this time.

\*There are new holes that have recently been seen on Stagecoach Ranch Rd and need to be addressed with cold mix.

\*Cripple Creek Stage Rd will require 3-4 loads of base to band aid the condition of road until the drainage issues can be addressed. A long term solution has been discussed among the RC. Concrete is the most cost effective for the best long term desired result. They are estimating a cost of approximately \$16-17k for materials but have not had a formal quote. It was stated by Chris that the fire department requires 18 feet of road but no one is certain if that pertains to a private road. Chris will clarify.

5- President's Report- Chris obtained LIDAR topography in regards to CCSR drainage issues. Water is coming past Lingo property across road to Hicks/Binder properties running downhill. Ditches need cleaning and opening up and existing drainage pipes/culverts need cleaning out. The next step is to determine whether the large culvert there is open or needs cleaning.

Annette makes a motion to repurpose the money originally designated for survey expense on CCSR to include the cost of base material, pipe, and incidental equipment, and fuel costs. Tina 2nds the motion. Motion carries.

A- Neighbor at Ranches at Hamilton Pool owner was sent another certified letter with edits from Shannon McClendon. If nothing is done by Friday, November 19, 2021 Chris is to contact the Hays County constable and file trespass charges.

Overland stage Rd (OS) property neighbor is active in clearing property. Goal is to let them know they will not have access via OS road. Chris reported that this property owner has not applied for permits through Hays County.

Mirasol Springs update- they are taking time to figure out the correct way to develop. They are looking to divert water from the Pedernales River and harvest via rainwater collection. The rep for the development is very responsive. Their hope is to start development in Fall 2022. There was a discussion of a centralized sewer and water for their development. There are many engineering items remaining to sort out. They proposed to Chris that they were interested in using OS road for their service entrance. Chris pushed back on the idea.

6-Treasurer Report - Report is posted to website.

Beginning Balance \$25,276.53

Ending Balance \$16,639.88

7- Short Term Rental Discussion- We as a board do not have jurisdiction other than to send a notice saying a property owner is in violation of covenants/restrictions.

8- Architectural Review Committee - Norma suggested we need standards and a process to operate. She suggested a link be added to the website for new homeowners for them to submit their plans.

9/10- NA (No executive session)

11- We discussed implementing a policy for a payment plan for members not current on their POA dues. The policy needs to be adopted before 2022 dues notices are sent out in December and filed with Hays County. Second item discussed was a survey to be sent out to all owners/members in January to get a read on how they feel about road repairs and how to raise more money for improvements. Third item discussed is to set a date for community clean up in January.

12- Chris makes a motion to set the next meeting date Wednesday, Dec 1, 2021 @ 6:00 at Almost Grown Ice Cream shop on Hamilton Pool Road. Debi 2nds motion. Motion carries.

13- No other board comments.

14- There was discussion of a theft taking place on the property of Ron Garrett. He noticed someone on the property and realized a set of binoculars was stolen.

15- Chris makes a motion to adjourn meeting at 7:39pm. Annette 2nds. Meeting is adjourned.