

MINUTES OF THE STAGECOACH RANCH  
PROPERTY OWNERS ASSOCIATION  
BOARD MEETING

June 28, 2021

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

**Call to Order**

Meeting called to order at 6:03PM by Mr. Stewart.

**Approval of Minutes**

Minutes of the May 19, 2021 POA meeting approved by quorum after being read by Mrs. Hicks to all who were in attendance.

Mr. Bennett stated next time minutes can be reviewed instead of read verbatim, but they have to be reviewed prior to approval. Mr. Stewart and Mrs. Hicks stated they didn't believe minutes had to be orally reviewed. Shirley Mounts stated Roberts Rule of Order speaks to the legalities on reviewing previous minutes. Annette will research and report at the next board meeting.

**Approval of Minutes of meeting prior to May 19, 2021**

Mr. Stewart asked when the previous meeting prior to May 19, 2021 was, Mrs. Odell stated that the meeting was April 21st, 2021. Mr. Bennett moved to discuss previous minutes when we got to the section on the agenda where we discussed previous business, but Mr. Stewart pointed out there was no Previous Business section on the agenda. Minutes from that meeting weren't approved due to SRPOA no longer having a Board. Mrs. Odell said video from April 21st could be accessed at [stagecoachranchpoa.org](http://stagecoachranchpoa.org). Mr. Stewart moved to table approval of April 21st Minutes, Mr. Bennett seconded, motion carried.

**Certification of new Board of Directors**

Action to certify results of election of new Board of Directors, confirming vote was accurate. Mr. Bennett questioned if section 6 was involved in voting, confirmation was made that section 6 wasn't involved. Votes had been held by Terry Gover, POA member, and confirmation was given that the count of the votes had not been questioned. Mr. Bennett made a motion to certify, Mrs. Hicks seconded, motion carried.

### **Nomination and Election of Officers**

Mr. Stewart stated there are 4 offices needing to be filled - President, Vice President, Secretary and Treasurer. Nominations needed to be made and nominees would indicate whether or not they were willing to serve in that capacity. Mr. Stewart nominated Mrs. Odell as President, and asked if Mrs. Odell would be willing to accept the nomination. At this point, Mr. Bennett interjected that we should first ask who wants that position. Mr. Bennett then stated he would like to nominate Mrs. Odell to the secretary position, expounding on his reasons why. Mr. Bennett then stated he would like to nominate Mr. Stewart as Treasurer, then stated he would like to run for President, or secondly, Vice President. Mr. Stewart then stated per Roberts Rules there was a motion on the table of Mrs. Odell being nominated for the position of President. At this point, Tommy Odell, a POA member in attendance, brought up the question of whether Mr. Bennett was legally able to be a board member. Mrs. Odell brought Shannon McClendon, attorney and counselor at law and a POA member up on Zoom to address the question raised by Tommy Odell. Mrs. McClendon introduced herself and stated she would like to assist the SRPOA board at times on "reasonable requests" under certain parameters she has previously outlined to the Board via email. Mrs. McClendon confirmed the question was whether or not Mr. Bennett can sit on the Board. According to her materials she has access to, a member is someone who's name is on a deed of property located within Stagecoach Ranch. Josh stated his parents are the property owners. Mr. Bennett and Mrs. McClendon discussed Texas law regarding POA membership. After some discussion and Mrs. McClendon clarified the law referred to by Mr. Bennett, it was determined that Mr. Bennett is not qualified to be a member of the SRPOA board. Mrs. McClendon stated that all actions taken by the Board up to this point did not need to be unwound. Regarding the vacancy left by Mr. Bennett not being a valid Board member, there are 3 options in filling that position.

1. A new member can be appointed by the Board.

2. A special meeting of the POA can be called to have an election to fill the vacancy.
3. Vacancy can be filled at the next annual meeting.

Cindy Baxley, POA member, stated she thought it would be a good idea to fill the vacancy by the person with the next highest number of votes from the election held at the last meeting. According to Mrs. Odell, Cindy Lott was the person with the next highest number of votes. No action was taken on this.

Mrs. McClendon also explained that the Board couldn't approve the minutes from the May 19th meeting because it was a meeting of all the POA and not a Board meeting. The minutes would, therefore, need to be approved at the next POA meeting.

Mrs. McClendon discussed the certification of the votes, informing the Board that there is no requirement that the POA election of Board members need to be certified.

The rest of the information supplied by Mrs. McClendon regarding legalities and questions asked by board members and property owners will be supplied to us by Mrs. McClendon in a lovely notebook that can be referred to as needed to be used by SRPOA.

After a very informative discussion with Mrs. McClendon, the Board resumed election of officers. Mr. Stewart nominated Mrs. Odell for President, Mrs. Odell indicated her unwillingness to serve in that position. Mrs. Odell nominated Mr. Stewart for President. Mr. Stewart accepted the nomination and indicated his reluctant willingness to serve as President of the Board. Mrs. Hicks seconded the motion, motion carried. Mrs. Hicks motioned to nominate Mrs. Odell as Secretary and Mrs. Odell accepted the nomination. Mr. Stewart seconded the motion, motion carried. Mrs. Odell nominated Mrs. Wong as Vice President, Mrs. Wong accepted the nomination of Vice President. Mr. Stewart seconded the motion and the motion carried. Mrs. Odell nominated Mrs. Hicks as Treasurer, Mrs. Hicks accepted the nomination, Mrs. Wong seconded the motion and the motion carried. Thus, the SRPOA Board is as follows:

President - Mr. Chris Stewart

Vice President / Assistant Secretary - Mrs. Debi Wong

Secretary - Mrs. Tina Odell

Treasurer / Assistant Secretary - Mrs. Annette Hicks

**Discussion on Statement of Recognition for the Service is Prior Board Members**

Board discussed making a statement of recognition for prior Board members service, Mrs. Wong suggested posting a notice of appreciation on stagecoachranchpoa.org recognizing the service of prior board members.

Item 15 moved forward to follow Item 6.

**Action on Use of SRPOA Roads by Adjacent Properties Outside of Stagecoach Ranch Subdivision.**

A person or persons noted to be an LLC owning a property in Ranches of Hamilton Pool has removed the permanent fencing and erected a wooden privacy fence and has been witnessed trespassing on SRPOA private roads. Mrs. Odell has documented evidence (pictures) of truck tire marks accessing Stagecoach Ranch Loop from the property on Ranches of Hamilton Pool. Motion made by Mrs. Hicks for Mr. Stewart to write and send a Cease and Desist letter to the trespassing party, Mrs. Odell seconded. Motion carried. Discussed other alleged instances of other parties accessing SRPOA private roads, but no proof has been obtained in these other instances. Will address these issues if they are definitely noted to be happening. Also discussed that there may be opportunity through the development of surrounding properties to have access to roads other than Stagecoach Ranch Road for evacuation in case of fire.

**Action to Obtain Receipt of Association Books, Records, and Papers to the Newly-Elected Officers.**

Motion by Mrs. Hicks for Mr. Stewart to contact Doug Anderson (previous President of SRPOA) to get all SRPOA books, records and papers to be held by the newly elected SRPOA board. Mrs. Wong seconded, motion carried. Once these items are obtained, the Board intends to schedule a meeting to discuss and take possible actions.

**Discussed of 3rd party audit of SRPOA Financial Records and Enforcement of Penalties and Interest and Renewal of Liens for Property Owners Association Members in Default.**

No action taken. Discussed having a meeting regarding the above after financial records were received.

### **No President's Report**

Standing Item

### **No Treasurer's Report**

Standing Item

### **Discussion of Appointing Signatories for the Association's Financial Activities and Records.**

Will revisit at the meeting after records are obtained. Mrs. Odell thinks bylaws appoint the President and Treasurer.

### **Discussion and Possible Action on Road Repairs**

Standing item. Tina states potholes on paved areas and low water crossing should be the highest priority to mitigate further deterioration.

### **Discussion on Mailbox Keys for New Boxes and Covers**

Mrs. Odell reports the new mailboxes are up, 16 units that need new locks and keys at an estimated cost to the POA of \$425.. She spoke with the Dripping Springs postmaster previously, and will contact her again to see what action needs to be taken to get mailboxes accessible to residents who need them. Also discussed the possible cost of \$25 per mailbox to have locks installed. Would new residents also have to pay the Post Office when they go get their key to the mailboxes. Regarding mailbox covers, a question of whether those can be put up by POA per the bylaws, may be beyond POA responsibilities. Maybe something volunteers can do. John Holdridge, POA member in attendance, expressed concern that the mailboxes aren't on SRPOA property.

### **Discussion on Purchasing and Installing Private Road Signs**

Mrs. Odell brought up the point that signs designating the private roads within Stagecoach Ranch could be helpful in mitigating trespassing. All Board members

agreed and are interested in taking action on this once the Board has access to funds to purchase posts and signs. Will revisit on a future agenda.

### **Discussion and Action on Proposed Mirasol Springs Development**

Mr. Stewart expressed it would be in the interest of the SRPOA Board to monitor the development of Mirasol Springs. Motion made by Mrs. Odell for Mr. Stewart and Mrs. Wong to meet with representatives from Mirasol Springs, seconded by Mrs. Hicks. Motion carried.

### **Discussion on Agenda Items for Next Meeting**

Standing Items, Action to recognize service of prior Board members, Architectural Committee, Enforcement of POA bylaws, prior business, executive session. Mr. Stewart stated agenda items can still be added after tonight.

### **Next Meeting Date**

Motion made by Mr. Stewart for next meeting to be July 26th, seconded by Mrs. Odell, motion carried.

### **Board Member Comments**

None

### **Association Member Comments**

Mr. Holdridge is concerned that sections of Stagecoach Ranch that aren't part of the POA weren't authorized to pull out of the POA and are actually still part of the POA and he would like the Board to research if that is the case.

Motion by Mr. Stewart to adjourn, seconded by Mrs. Odell. SRPOA Board meeting adjourned at 9:17PM.

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