

**SCRPOA Board of Directors Meeting
January 14th, 2020**

Minutes of the Board of Directors meeting of the SCRPOA, held at Hill Country Bible Church in Leander

1. Call to Order- Meeting was called to order in an informal manner at 6:30 pm, quorum formed
2. Roll Call of Officers-
Present: Martin Petrik, Jen McConville, Eddie Perez, Kelsie Benge, Mike Jendrzey, Josh Agrelius, Toshia McKeon
Absent: Angelina Huston (attended second half), Sonia Barerra
3. Approval of minutes- Approved via e-mail, posted on POA website
4. Old Business-
Re: Retention pond on Kloc property, county advised and passed info to owners
-Previously retained law firm, dissolved, board decided to pay \$70 bill that said law firm sent for a phone call, will be looking into new firm
-Re: Klein family was given by-laws and CC&R's
-Re: Rooster- Has been addressed, property owners were in agreement that we live in a rural/country setting and hearing roosters and other animals can be expected
-Unpaid dues, emailed first and then certified letter sent, letter not claimed but also not returned,
-ARC approved two new home builds, as well as Kloc property improvements
-Barricades on bronze lane, someone has been moving them, Martin has been moving them back, advised to try to get license plate or take photo to notify county
5. New Business-
Amending By-laws governing the board:
-Article 4 shows annual is in April but we have it in October, changed to say October
-Change verbiage so notification about meetings can also be done by e-mail
-Article 5, voting, add that voting can be done electronically- checked property code, states that people can vote in person or by proxy, absentee, electronic ballots, or by any other method declared in CCRs
-Article 6, reading of minutes, add "minutes were approved and posted to website" instead of having to read through all of the minutes at each meeting, also makes them available to property owners who couldn't attend the meeting
-Article 11, dues, current says \$50, change to \$100
-Motion to approve these changes, votes counted: 13 for, no votes against, motion approved

Amending CC&R's:

- First 15 pages address phases and legal verbiage, no changes to be made
- Property owner inquires about end goal of changing restrictions- Current restrictions are not enforceable due to lack of prior enforcement, they need to be updated to better fit the neighborhood, board wants property owners to be happy with the changes made
- Began reviewing items to be amended but property owners were concerned about the likelihood of getting the votes needed to make the changes as it is such a lengthy document and it is difficult to review so many changes at once
- Several property owners believed that we should start with a few items instead of trying to amend the entire CC&R document, board agreed
- Discussion about which items should be changed
- Agreement to start with four amendments

1. Animal paragraph to be amended; commercial boarding of animals shouldn't be permitted, number of dogs should remain limited, chickens should be permitted, verbiage about horses should be phase specific since not all lots are able to accommodate horses
2. No business signage to be displayed in the neighborhood
3. Remove "declarant/developer" references throughout document as neighborhood is no longer involved with the declarant/developer
4. Vehicles and appearance paragraph to be amended

-Proposed changes will be drafted and presented at the next meeting, 2/11/2020 6:30 pm at Hill Country Bible Church in Leander

-Concern was expressed about dogs that are frequently loose, Martin is going to speak to owner of dogs again as many property owners are having issues with one of the dogs being aggressive, board advised property owners to try and get photos of the dogs when they are loose and to call animal control

-Board is going to investigate purchasing the book written by attorney Greg Cagle regarding Texas Property Laws

-Meeting adjourned 8:13pm