

SILVER CREEK RANCH PROPERTY OWNERS' ASSOCIATION

Board of Director's Meeting Minutes September 14,, 2021

ATTENDEES: Scott DesBles, Toshia McKeon, Christie Wilson, Mike Jendrzey, Joe Kloc, Eddie Perez

ABSENT: Sonia Barrera, Angelina Huston, Josh Agrelius, Matt Stone

HOMEOWNERS: Doris Jendrzey, Damon Johnson

MEETING CALLED TO ORDER: at 6:35pm by Scott DesBles at the Liberty Hill Masonic Lodge, 927 TX 332 Loop

- Introduction of all attendees
- Meeting minutes from 07/13/2021 were motioned to be approved and seconded. They will be posted to the SCRPOA website soon.

REPORTS

- Treasurer's report from Toshia McKeon: Account balance was \$21,119.27 as of 08/31/2021
 - Cost of the Streetlight at the entrance of the neighborhood will remain at \$47.90/month
 - Cost of lawnmowing service remains at \$90/per cut
 - 3 owners still delinquent on 2021 dues: Angelina Huston, the Hinkels, and the Brinkleys
- Discussion arose on the process for sending certified letters as notification
 - Suggested process included sending a regular letter first; second attempt would be certified; if no response, then a lien will be placed upon the property; recoupment of funds will include the cost to enter into a lien.
- Masonic Lodge representative requested we pay our annual \$200 donation for use of the building; Toshia advised the last payment was sent in January 2021; no payment was made at this time.
- ARC Report from Mike: A couple requests have been approved, but not started yet.
 - 315 Copper has been approved for solar panels – the request was made over 120 days ago and a new request must be made if they still want to proceed with the solar panels.

OLD BUSINESS

- None

NEW BUSINESS

- The cost for the streetlight at the entrance is a fixed rate of \$47.90/month. Discussion arose regarding the light being physically on County property, but SCRPOA is paying for the light.
 - Eddie Perez will contact the County Commissioner to discuss the details of possibly moving the light or having the cost transferred to the County.
 - Eddie will also ask if Bronze Street will remain closed due to construction within Highland Oaks, or if it will be opened due to a possible requirement for a secondary/emergency exit out of a neighborhood.
- Clarification for the process of making notifications to violators was discussed.
 - Previously, the violation was submitted to the SCRPOA email. The potential violator should have been approached by the initiator for a resolution prior to the email being sent. The President would then talk in person to the potential violator for a resolution.
 - Suggestion was made to send out a blanket email as a reminder to abide by all CCRs. Scott DesBles will send the email to the potential violator.
- Updates to the new laws that were recently passed include:
 - An Open Meeting notice must be sent out within 6 days of the meeting instead of the previous 3-day notification.
 - HOA/POA cannot deny a resident from installing a security fence around their entire property. They can however, specify what materials are to be used and the height/size of the fence.
- Annual meeting will be held Saturday, October 30, 2021 from 2pm – 6pm at the DesBles' home at 645 Silver Creek Drive.
 - Several positions need to be filled due to vacancies and expiring terms:
 - President, Vice President, Treasurer, Secretary, ARC Chair
 - A flyer will be created with all of the details and will be hand delivered to each home.
 - Topics discussed: Raffle tickets, kids costume party, sponsorships, and Damon will ask about a live music option.
 - POA funds will be used for beverages and the main dish/meat
 - Odd house numbers will be requested to bring a side dish
 - Even house numbers will be requested to bring a dessert

OPEN FORUM

- Discussion arose regarding the ‘Silver Creek Ranch’ Facebook page. This page has many criticisms posted regarding property owners.
 - SCRPOA does not have an official Facebook page at this time, but many people believe this to be official because of the name. The previous SCRPOA logo was removed from the page to reduce the appearance of an official page.
 - A motion was made to request the current owner of ‘Silver Creek Ranch’ page to change the name of the page (or give up ownership) and then an official SCRPOA page can be created; motioned, seconded and approved.
 - A suggestion was made to have 2 moderators assigned to the page wherein political and inappropriate statements will be removed by the moderator(s).
 - Eddie Perez volunteered as a moderator for the page.
- Mike Jendrzey requested clarification on notifying owners if the ARC request has exceeded the allowed 120 days before commencing.
 - A member of the ARC is to make the notification to the owner if their request has exceeded the allowed 120 days.
 - Suggestion was made to send a warning/reminder message to the owner referencing the 120 days and inquiring if they need an extension.
 - Suggestion was made to include wording on the request form such as ‘if the work has not commenced within 120 days from approval, you must apply for an extension.’

Next meeting will be the Annual Meeting/Picnic on October 30th at 645 Silver Creek. Meeting will start at 2:30pm, the picnic will commence after elections are final.

Meeting adjourned at 8:00pm