

**Sandy Harbor Property Owners Association
Board of Directors Meeting Minutes
July 24, 2021**

*Approved
10/23/2021*

Keith Woody, President called the meeting to order at 10:00 AM. He welcomed everyone and asked anyone who was new to stand up and introduce themselves. We had 3 new members. He introduced our new board that was elected June 27, 2021. New board members are Truth Camina, Charles Wingate, and Melissa Migliore. Re-elected board members are Keith Woody, Linda Crosby, Linda Yarbrough, Chris Baumgartner, John Robson, Glen Sanders, Ed Duckworth, & Judy Hindelang. Newly elected officers are Keith Woody, President; Linda Crosby, Vice-President, Chris Baumgartner, Treasurer; & Judy Hindelang, Secretary. He asked for a moment of silence for our neighbors, Stephanie & Tom Langseth, who are going through some difficult times right now due to Tom's on-going health problems. Keith Woody reviewed today's agenda.

The minutes of the March 7, 2020 Board of Directors meeting were presented by Judy Hindelang, Secretary. There was a motion to approve the minutes as read. It was seconded & approved.

The Financial Report was presented by Chris Baumgartner, Treasurer.

Quarterly Report:

As of June 30, 2021:

Income: \$23,369.14 (primarily from dues)

Operating Expenses: \$5,544.85

Net Income: \$17,824.29

Cash Balance: \$60,747.83

There were questions & discussion from the floor regarding our budget.

There was a motion to accept the financial report as read. It was seconded & approved.

Susan Gonzalez, Secretary of the SHVFD Board of Directors mentioned that the Fire Department has not received the \$1,000 donation that the SHPOA normally pays them yearly for use of the Fire Hall. There was discussion among the board. It was decided that it was an oversight. There was a motion to pay the \$2,000 and \$1,000 yearly after that. The motion passed with a unanimous vote of the board. It was suggested the Fire Dept send us a reminder each year.

Larry Smith, Fire Chief updated us on what's been happening in the SHVFD.

He wanted to remind us that the burn pile is for the Sandy Harbor development ONLY. It is a matter of law. We cannot have anyone outside of Sandy Harbor like himself, for instance, bringing things from his ranch on 311 & putting it on the Sandy Harbor burn pile. He said it is also a matter of law that you can't put anything on the burn pile except natural debris – no household garbage, no plastic bags, no building supplies, etc. In the past year, the SHVFD received a grant from Texas A&M Forestry Service for the purchase of a new fast response vehicle not to exceed \$110,000. They purchased additional SCBA (Self Contained Breathing Apparatus) equipment & a compressor to fill the bottles. Additionally, they purchased 3 new AEDs (Automated External Defibrillator) that are voice guided & easy to use. Corix has installed a 4" water hydrant at Park B to fill our fire trucks in less than half the time. Larry thanked everyone for the continued financial support because the fire department runs only on financial donations and raffle sales along with any grants received. Their greatest need right now is more "boots on the ground" in the form of more volunteers. If anyone is interested in joining the SHVFD, contact any member of the department. Larry mentioned there are 5 ways we can help protect ourselves personally & as a community:

1. Wildfire encroachment – the more we keep our property trimmed back, the less fuel there is to sustain a wildfire
2. Smoke Alarms – Smoke alarms are the best first line defense in a house fire. The SHVFD is still providing 3 smoke alarms free & installing them. Please call Larry Smith or Doug Hindelang if you need some.
3. Air Evacuation – the SHVFD has establish a landing zone on both sides of the low water crossing for medical evacuation helicopters to land. You will need to sign up with Air Evac or CareFlight to be a part of that service to our community. Check their website for rates & plans.
4. Warn Central Texas – Sign up online for Warn Central Texas to get a text anytime there is bad weather, flooding, or fire affecting our area.
5. Flood Emergency Planning – the SHVFD is reviewing the cost of upgrading our current Emergency PA system. During the last flood, the fire department truck went door to door to notify people of impending flooding.

Truth Camina is the new Architectural Committee Chairwoman replacing John Robson who is now working with Rod Baumgartner on the Roads Committee.

Brad Gosdin was announced as the new chairman of the Parks Committee. He will be assisted by Glen Sanders & Charles Wingate. Linda Crosby reported that an upgrade to Park F was done by members of the community. Trees were trimmed & debris was moved to the burn pile. The pavilion also got an much needed cleaning. Park F is looking good. Linda believes Park F is

underutilized. She hopes the committee can come up with ideas to use it more often.

Rod Baumgartner, the Roads Committee Chairman, led a discussion focused on undeveloped roads & sign changes. There was concern from the floor on getting utility ditches repaired. Rod said Corix would repair them, it just takes time. There was also discussion about striping the hills on County Road 311 for safety reasons. Rod said he was planning to meet with Peter Jones, our Llano County Commissioner very soon to discuss Sandy Harbor and he would add that to his list.

Keith Woody announced that the SHPOA Board of Directors has received 2 proposed restriction amendment changes from property owners for consideration according to our Amendment, Modification & Extension Procedure. The next step is for the board to appoint review committees to review each proposal that consist of at least 3 board members & 2 property owners from the community. These committees will review the proposals & file a written report to the Board with recommendations for the Board on the advisability of endorsing the proposal or not or offer a revised proposal. The following committees were appointed by the Board:

Assessment Increase Committee: Chris Baumgartner, Chairwoman, Linda Yarbrough, Ed Duckworth, Melissa Migliore, Vicki Dorsett, & Brad Gosdin

Short Term Rental Committee: Truth Camina, Chairwoman, Charles Wingate, Judy Hindelang, Tina McCann & Sherry Rode

Keith Woody reviewed proposed changes to the SHPOA By-Laws by the Board. He fielded questions & facilitated discussion. Linda Yarbrough confirmed we had a quorum. The proposed new by-laws were presented for a ballot vote. The votes were counted in-house and the new by-laws were passed with a majority vote of the quorum.

Keith Woody announced that the next Board Meeting would be on Saturday, October 23, 2021.

There was no new business.

The meeting was adjourned by Keith Woody, President.

**Respectfully submitted,
Judy Hindelang, Secretary**