

SANDY HARBOR POA
Board of Directors meeting
October 12, 2013

President Ryan Schnitzler called the meeting to order at 10 a.m. Board members present were: Linda Crosby, Ryan Schnitzler, Soc Gonzalez, Perry Farley, Ed Duckworth and Karla Melde. There were a total of 22 property owners in attendance.

President Ryan Schnitzler introduced Constable Gary Olfers, who is running for an upcoming election. Constable Olfers advised that he patrols Sandy Harbor daily and asks for our support.

Secretary Karla Melde read the minutes from the September 14, 2013 meeting. Minutes were accepted as read. Treasurer's report was not given due to the absence of the Treasurer.

David Nelson gave a report from the **Road Committee**. David and Soc met with Commissioner Jones and TxDOT resulting in a four-day training session to be offered by Texas A&M Extension Service. The training provides instruction on low cost road maintenance which includes safety issues, signage, etc. Llano County anticipates 30 employees will attend this training; however Sandy Harbor residents are encouraged to participate also. Sandy Harbor has been asked to host the training at the Fire Hall, and to provide lunch. Ryan requested a solid count on the number of people attending the training sessions and whether it is required that we provide lunch.

Update for Lighting: Ryan contacted PEC regarding the cost of existing lights in the community. There are two bulb options, a 100 watt bulb costs \$12.50/month and the 250 watt bulb costs \$25/month. Ryan will have this information posted to the website. The community will be asked to vote on the proposed lighting before any changes occur. Safety from crime is the primary concern for the additional lighting. Some property owners expressed concern about additional lighting affecting the rural nature of our subdivision.

Decals and Park notices: Committee members not present at this meeting.

Park Improvement: Ryan provided a list of native trees for property owners to consider replacing the dead trees in our parks. Ryan searched for grants and donations without finding anything available for a POA. Suze Raff offered to check with a landscaper for assistance. Soc suggested trees could be donated and planted in memory of Sandy Harbor property owners. Sally Taylor asked about stickers in the parks. The POA owns a 60 gallon spray tank that pulls behind a vehicle. It was purchased to kill grass on the roadside. It is a problem when the wind blows, however. There was discussion about being environmentally safe with herbicides. Ryan suggested that park benches and boat docks be considered. Soc advised that The Trails may soon have available for purchase a bush mower.

Vision for Sandy Harbor: Ryan reviewed a four point, five year plan he proposes for the direction of our community.

- 1) Determine expenses through the next five years, including estimates on contracts, tree removal, maintenance for grass quality, etc. including inflation.
- 2) Establish lighting necessary for safety.
- 3) Road maintenance
- 4) Improve parks for general use and enjoyment.

POA meeting schedule: The POA Board has decided to meet monthly, so notice will be provided via email and will be posted on the Sandy Harbor website, SandyHarbor.org. Contact Karla Melde if you are not receiving email notification.

Legal Assistance: In 2010-2011 there were changes to the Texas Property Code, called HOA Reform. It is important that our Restrictions and By-laws are reviewed to ensure we are in compliance with the new laws. Ryan proposed, attorney Gregory S. Cagle be hired to conduct this review and make recommendations. He has extensive experience regarding POA laws. His rate is \$300 per hour and will utilize a paralegal at \$100 per hour when possible. Ryan requested input from property owners and suggested the Board vote on this proposal at the next meeting.

John Robson met with Mayor Fran, Sunrise Beach, and she offered guidance on ensuring compliance with the new laws. Ryan will meet with Mayor Fran on behalf of the POA.

Picayune: Ryan met with the Picayune and they have offered to provide delivery to our community again. He suggested that those who want their Picayune home delivered affix some type of marker to that home. Others would continue to pick up their Picayune from the box located in front of the Fire Hall. Delivery of the paper was causing frequent litter.

Soc took a random survey of property owners regarding the discontinued delivery of the Picayune. From his survey 26 people wanted to pick up their paper from the Fire Hall and three or four wanted home delivery. Soc stated that he had always been professional when he dealt with the staff at the Picayune.

Meeting was adjourned at 11:10 a.m.

Respectfully submitted by:

Karla Melde, Secretary

Ryan Schnitzler, President