

Sandy Harbor Association, Inc.  
Annual Meeting  
May 28, 2016  
Minutes

The annual meeting began approximately 10:30 a.m. Board members attending the meeting were: Keith Woody, Linda Crosby, Linda Yarbrough, Judy Hindeling, Mary Ann Ayers, Ed Duckworth, Soc Gonzalez, Cameron Krog, Karla Melde, and Lisette Youree. There were 42 property owners attending the meeting, including Board members.

Keith Woody called the meeting to order.

POA Minutes: Karla read the minutes from the April 9, 2016 meeting. The minutes were accepted with the following 2 changes: Linda Crosby was added to the list of planning committee members to prepare for the annual meeting. A property owner asked whether he could burn the vegetation on one of the islands formed from flooding in Sandy Creek, language was added to advise that the owner should consult with LCRA before proceeding.

Treasurer's Report: Linda Yarbrough reviewed the Treasurer's report. The report was accepted as read.

Linda reported that the repairs to the E Park retaining wall was under budget by about \$1,500 & included repair of the culvert under Lake Shore Drive.

Road Maintenance: Soc Gonzalez reported that the County is developing a road repair schedule in 2017 and Sandy Harbor is due for resurfacing all existing roads (not including parks). Approximately \$45,000 will be needed to cover costs for resurfacing. There is currently \$47,000 earmarked for road maintenance in our budget.

Vote: There was a motion to approve \$45,000 for road resurfacing in 2017. The motion was seconded and approved – all members in favor.

Vegetation Management: A 14 foot umbrella is recommended over roadways. Soc will request assistance from Llano County School District since buses are forced to go around low limbs. Chris Johnson and Leon Melde have led volunteer work days to work on vegetation in the park areas. The parks are now in very good shape. Chris and Leon, as volunteer firefighters, also responded to a tree limb that fell and blocked a roadway. They cleared the road, chopped up the large limb and hauled the debris to the burn pile.

Architectural Committee: Ed reported that two new homes have been built. Welcome to the neighborhood to Kay and Jerry Tredemeyer and to Paul and Linnea Danna.

Volunteer Fire Department:

OAK WILT PROBLEM: Larry Smith, Fire Chief, talked about Oak Wilt that is now in Llano County. If trimming trees, you should seal wounds. This is a very real threat. The disease can spread if tools are

not cleaned after oak wilt touches the tool. It also spreads through the root structure. PEC is aware of the problem and is using safe practices when trimming utility customer trees. Larry agreed to provide information on the SandyHarbor.org website. The information is from the Texas Forest Service.

There has been lots of work done at the Fire Hall. Work benches have been added, everything has been reorganized and there is now room for 4 fire trucks. There have been more donations and the VFD is taking full advantage of all grants available. Volunteers are receiving training and equipment. A monthly newsletter is keeping property owners informed about related issues. The 2016 budget will allow for needed maintenance on equipment and trucks. Chris Johnson is now the training officer and there is a 3 year plan. Monthly drills are taking place and the department is building connections in Llano County for mutual efforts. The Board members have been super active and have done very good work. We now have a solid group of firefighters working on training, but we need more volunteers willing to train.

There is a need for homes to act as Hospitality for those who might be displaced due to flooding. If anyone wants to offer their homes to individuals in the neighborhood, the VFD will make a list to maintain if the need occurs. Please contact Soc Gonzalez if you are interested.

#### Property Restrictions:

Karla reviewed the Board's recommendation to propose the same restrictions document that property owners voted on and approved in 2007, with the exception of three new issues. The issues needed are 1) making sure any law changes since 2007 are included, 2) addition of using email to conduct business and 3) the issue concerning dues vs lot sizes, primarily in Section 4, that may be too small to meet minimum requirements for septic or other utility installation.

**Budget Structure:** The current budget structure sets aside 50% of the POA income for roads, 5% for legal expenses and 45% for general operation. The POA attorney advised that 1 fund is the best practice for POAs. Available money should be used for whatever is needed to conduct business without having to vote on moving money from one fund to another. Woody noted that the Board is very transparent and there is no need to make the budget needlessly complicated. You can still earmark money for future funding needs. You can plan a 5-year budget without having separate funds.

**Vote:** A motion was made to change the budget structure to 100% operating fund with a 5-year budget plan. Seven voted in favor, with 3 opposed. The motion passed.

Board Members Terms expiring May 28, 2016 are: Keith Woody, John Robson, Lisette Youree, Cameron Krog and Karla Melde. Two vacancies need to be filled; Cameron, Lisette and Karla would like to serve another term. David Smith and Jerry Tredemeyer agreed to serve on the Board. Dave and Jerry both own property in Section 4. There were no nominations for others who wished to serve. A motion was made to accept 2-years terms for Cameron, Lisette, Karla, Dave and Jerry. The motion passed.

Woody offered that he is relocating from Texas for a new job. He challenged the community to be stewards of doing the right thing. All neighbors should participate in getting the concerns from Section 4 on the table. The decisions we make will affect our children. The neighborhood should work collectively. He hopes Section 4 passes the Amendment Procedure when it's given the opportunity to revote.

Woody thanked Perry Farley for his service on the Board of the POA and the VFD. He has served more than his share of years and his service is very much appreciated.

Keith Woody has also been serving as POA President as well as VFD President. We all owe him a huge thank you for his service. We will miss Woody's guidance and good humor.

Everyone was invited to participate in the Silent Auction to benefit the VFD.

The VFD has fire extinguishers to give away to property owners in need.

The meeting was adjourned at about 11:30 a.m.