

Sandy Harbor Association, Inc.
Board of Directors
Property Owners Meeting April 08, 2017

Board members attending the meeting were: Cameron Krog, Linda Crosby, Soc Gonzalez, Ed Duckworth, Karla Melde, David Smith, Jerry Tredemeyer, Linda Yarbrough, and Lisette Youree. There were 15 property owners attending the meeting, including Board members.

Cameron Krog, president, called the meeting to order at about 10:00 a.m.

POA Minutes: On behalf of Judy Hindelang, secretary, Karla Melde read the minutes from the January 17, 2017 meeting. The minutes were accepted as read.

Treasurer's Report: Linda Yarbrough reviewed the Treasurer's report. The report was accepted as read. Linda will present the 2017 budget at the next POA meeting.

Larry Smith, Sandy VFD fire chief provided an update on VFD activities. Training is the main focus with monthly training ongoing and practicing using available equipment. The Forrest Service awarded an \$8,000 grant which is being used for training purposes. A new computer was purchased along with a 3-year contract for training videos. There are currently 10 volunteer firefighters; 2 are drivers; 2 perform rehab duties such as providing water and other needs of firefighters while on a scene, others also help with truck maintenance and repair. The 5-ton truck transmission went out so funds are needed to rebuild or replace. Progress has been made for future needs, such as exhaust fans installed and work benches built in the truck bay area. There is a plan to update lighting in the truck bay area. A grant request has been sent to PEC for this purpose. Structural and wildland gear needs to be updated and funds are needed for maintenance so donations are always needed. A recent fund raising letter was mailed to property owners. Grant money cannot be used for other than the specific award description. Updated fire extinguishers are also needed. Ranchers and area landowners need to get involved. A total of fifteen firefighters are needed to serve the Sandy Harbor area. You do not need to be full time neighbors to serve as a firefighter. The VFD always needs help with other needs such as special projects and grant writing for example.

Leon Melde provided a report for Sandy Harbor Lake Watch. Work is ongoing to get the parks back in shape after the dredging project was completed. Some road repair is needed. County Commissioner Jones is aware and has Sandy Harbor on the list for road maintenance. There is a proposal that boat bumpers are needed at Park A. It should cost about \$10 per bumper and about \$100 are needed. Cameron Krog accepted the task to have the Sandy Harbor Lake Watch begin fund raising for this effort.

The water within Parks B and C get scum built up every year. There is a proposal that aerating pumps be installed to avoid the scum. The pumps create a fountain effect. Lights can be added however, PEC wants \$275 to provide an estimate. It costs about \$1,000 to set a pole to run service, then about \$2,000 for equipment at each park. Property owners have already pledged \$2,500 in donations toward these projects. Others have expressed interest in the proposal.

Linda Crosby reported that the Architectural Committee has received notice of several projects in Sandy Harbor. One new home has been approved. The lot is located on the right when entering the subdivision at Centerview and Cedar. Several requests for improvements to existing homes have been submitted.

Soc Gonzalez reviewed the status of road maintenance. Last year the Board approved road maintenance and we are on schedule this year should funds be available to proceed. Property owners need to pay their dues to ensure the road maintenance can be done as needed. Maintenance could be limited to patching if there are not enough funds.

There was discussion about brush obstructing the view of drivers causing unsafe conditions. It was suggested that County approval was needed to proceed with brush removal in the right-of-way. Leon Melde and Soc Gonzalez agreed to get an estimate to have brush removed that obstructs driver's views. Property owners were reminded that removal of mesquite trees requires poison to prohibit regrowth. Also, oak trees in Llano County are subject to Oak Wilt. If trimming oaks, use black paint to cover the wound and clean the tools used.

Section 4 recently voted to approve the Sandy Harbor Restrictions Amendment Procedure which was previously adopted by Sections 1, 2 and 3. The next ballot to be mailed to all Sandy Harbor property owners will be a vote to join Sections 1, 2, 3 and 4 into one subdivision. The vote on new Restrictions for Sandy Harbor will follow. All property owners are encouraged to review the Restrictions that were passed on 2007 and make suggestions on any changes needed. The Restrictions ballot will be a vote by line item, so property owners can vote on each Restriction individually. The 2007 Restrictions can be found on the Sandy Harbor website. SandyHarbor.org Under tabs: Neighborhood Documents, Other Records, at bottom of page "Section 1 - 4 Restrictions..."

Board Members Terms expiring May 27, 2017 are: Keith Woody (fulfilled seat vacated by Mary Ann Ayers), Judy Hindelang, Soc Gonzalez, Ed Duckworth, Linda Crosby and Linda Yarbrough. All members whose terms are expiring expressed a desire to serve another term. There were no nominations from the floor. Anyone wishing to serve on the Board should contact the POA or should be prepared to have someone nominate them at the Annual meeting on May 27, 2017. If there are more nominees than needed a vote will occur at the May 27 meeting.

There was a proposal to change the date of the Annual meeting to another date other than Memorial Day weekend. Every year some property owners request this change. It was suggested that prior notice of this change was required because of the Open Meetings Act. The POA lawyer has advised that the POA is not a governmental entity and not subject to the Open Meetings Act.

Soc Gonzalez discussed a highway beautification project underway called Gateway to the Hill Country Beautification Project. The project will include tree cleanup and spreading wildflower seeds over about 50 acres on Highway 71 from Hwy 271 to Llano. There is also a proposal to ban billboards on the same acreage on Highway 71.