

**Sandy Harbor Property Owners Association
Board of Directors Meeting Minutes
March 5, 2022
10:00 AM
SHVFD Fire Hall**

Keith Woody, President called the meeting to order at 10:07 AM and reviewed the agenda.

Board Members Present: Keith Woody, Linda Crosby, Chris Baumgartner, Judy Hindelang, Melissa Migliore, Linda Yarbrough, Charles Wingate, Ed Duckworth, John Robson

Keith Woody said we've come a long way as a board and sometimes we don't take time to step back and look at and understand from a neighborhood perspective what we've been through. We needed to update our very outdated restrictions (some sections went back to the 1950s) so we voted on a restriction amendment procedure. Then we voted to become one neighborhood instead of 4 sections. Sections 1-3 voted Yes and Section 4 voted No. So then we voted again a year later in Section 4 and they voted yes. Once we were one united neighborhood, we finally voted on amending our outdated restrictions following our new restriction amendment procedure. Then we had our first requests to amend, add or delete restrictions using our still relatively new restriction amendment procedure. It was well-supported and successful. We have also recently updated our by-laws successfully. So today from a work committee perspective, we're going to be sharing a pretty large update to the community and some decisions that we may potentially make today. It was a lot of hard work and I personally want to thank all the people around me and all the volunteers around that because there may be a limited small audience out here at our meetings but there's always a lot of work that goes into what we're doing for the neighborhood. The explosive growth we're seeing has been phenomenal so the work will just continue to grow.

The minutes of the October 23, 2021 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 February 28, 2021:

Income: \$41,136.12 (primarily from dues)

*Corrected
Sept 24, 2022
JWH*

Operating Expenses: \$20,902.40

Net Income: \$20,233.72

Cash Balance: \$63,157.26

Our Fiscal Year ends March 31, 2022. Invoices for the 2022-2023 fiscal year went out March 4, 2022. They are due April 1, 2022. According to our new amended restrictions just mentioned by Keith Woody, if dues are not paid in 90 days of the due date, there will be a late fee assessed now. Late fees are \$25 per residence and \$5 per lot. 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.

Sandy Harbor VFD - Larry Smith, Fire Chief

- # Training attendance is good.**
- # All trucks are in service. The new Dodge truck gives us quick response capabilities that we didn't have before.**
- # We didn't get the grants for radios for fire fighters and trucks or a new air conditioner for the fire hall as hoped. We are going to reapply.**
- # Five (5) Suggestions for fire prevention & safety:**
 - 1. Prepare for wildfires by keeping brush trimmed back from your home and hose available for water to hose down your home in case of wildfire.**
 - 2. Install smoke alarms which SHVFD has available for free. Call Larry Smith (830-385-5355) or Doug Hindelang (512-297-9873) if you're interested.**
 - 3. Subscribe to Air Evac for emergency helicopter service.
Airmedcarenetwork.com**
 - 4. Join Centraltexas.org if you want early warning or emergency notification of weather events in central Texas.**
 - 5. To protect your valuables during flood events, make sure they are located in a water-proof container.**
- # Sandy Harbor VFD needs more fire fighters. Personnel is their most urgent need at this time. Please call Larry Smith or Doug Hindelang if you're interested in volunteering (see #2 above for telephone numbers).**
- # The cost of radios is \$2200/handheld and \$4400/truck.**
- # The gumbo dinner fundraiser was a big success. We raised over \$4200 to help the fire department. We are considering making this an annual event.**
- # We're sending out our annual request for donations letter in 3-6 weeks. Donations generally make up about 50% of our revenue.**
- # The generator for the is supposed to be installed by the winter of 2022. There was discussion, questions & comments from the floor. Linda Crosby presented a lovely quilt honoring our fire department. She said if you looked carefully, you can find our SHVFD fire chief and president of the board on the quilt. She thanked the fire department for their service to the community and**

all their hard work to build a fire department that is respected throughout the hill country.

Architectural Committee – Ed Duckworth, Chairman

Truth Camina is stepping down from the architectural committee and Ed Duckworth is taking her place as the Chairman. Ed mentioned several homes are starting construction soon. He asked that everyone please notify the Architectural Committee if they plan to build or remodel. There were questions, comments & discussion from the floor. Keith Woody reminded everyone that we have a very effective Restriction Amendment Procedure if anyone wants to add, delete or amend any restriction. There is a copy of it on our website.

Parks Maintenance Committee – Brad Gosdin, Chairman

- # Park B - Brad believes Park B is being underutilized. It might be helpful to move some picnic tables from Park F to Park B.**
- # Park Signs – The signs need to be put up in the parks. Brad wants to get bids for signs. Some members of the board brought up that we may already have bids for the signs from the previous Parks Maintenance Chairman. Keith Woody also mentioned that the Board had already voted on a cap for the cost of the signs. There was discussion from the floor.**
- # Jet-Ski Ramp – Brad would like to see some jet-ski ramps installed. He believes some of the work might be able to be done in-house to save money.**

Roads Committee - Rod Baumgartner, Chairman – Since Rod cannot be here today, Keith Woody will lead the Roads Committee discussion. Prior to the initial outbreak of Covid-19, Rod Baumgartner, with assistance from others, put together recommendations for road & sign improvements. In our board planning meeting, we reviewed these recommendations as a board. Our objective was looking at what things need to go to a public vote. If so, what are they? What are the recommendations we can do within limits we set financially for ourselves? We talked about speed bumps, stop signs & items like that which we feel should be put to a public vote. None of these items were truly supported by the board. A lot of it was based off recommendations that came from Llano County, particularly speed bumps where we lose the ability to service the roads. We went through 5-7 items that we agreed to do. We agreed to yellow center lines & yield signs which have to go to commissioner's court. The paperwork has already been submitted. We looked at items around safety like slow down signs versus stop signs as you come into the community. There is just under \$1,000 of items that we agreed to move forward on as a community from a safety perspective on the roads. There was nothing about stop signs or speed bumps. We talked about it but

decided not to go forward with those items. After Keith Woody spoke, there was discussion, questions & comments from the floor. Keith encouraged everyone to work with Rod Baumgartner on their issues. Keith Woody continued that the Roads Committee has made a recommendation on the roads that are currently undeveloped and need to be paved. Recommendation from the Road Committee is to pave Clark, Paisano, Antler & Lyndon with some creative alternatives to try and get around a very large tree. Keith explained how that would be done. Rod has worked with Commissioner Peter Jones & his road team to determine costs. The estimate of cost to us is \$25,000. Keith reminded everyone that the county will do the work but we have to buy the materials. Chris Baumgartner made a motion that the board consider & approve up to \$35,000 to pave the 4 roads, Clark, Paisano, Antler & Lyndon where homes are planned or homes currently exist. It was seconded. There was discussion, comments, and questions from the floor. Keith Woody called for a board vote on the motion. The board was unanimous in its decision to accept the motion to pave Clark, Paisano, Antler & Lyndon roads.

New Business:

Oak Wilt – it was mentioned that oak wilt is occurring in Horseshoe Bay so you need to be aware if you are thinking about cutting. There was discussion about how to handle cutting. It was suggested that we put links to websites that tell you how to prevent oak wilt be put on our Sandy Harbor website. Keith Woody mentioned that the board will talk in a planning meeting about how it might be best to educate our community about preventing Oak Wilt.

A suggestion was made for the board to send an official letter to Paul & Janie White to thank them for their contribution & support to our community.

Keith Woody said a significant milestone is our vote today to pave the undeveloped roads. Another thing that our board & future boards will need to tackle is around enforcement of restrictions. We can tackle this in numerous ways such as putting a committee together to look at that. Another possibility is to hire a 3rd party to assist in that process.

A suggestion was made that we coordinate with Covix and Llano County MUD to get some sleeves under the road before they pave it so they don't have to cut into the road every time a house gets built. The question is who pays for it. It is very expensive. Keith Woody said he would give it some more thought.

There was a question from the floor concerning how we're going to make sure we have the money in our budget to continue resurfacing our old roads and the

new ones that will need to eventually be resurfaced when that time comes. Chris Baumgartner, explained that the budget is set up to take those things into consideration and at this time, if we continue to get the dues we are getting now, there shouldn't be a problem.

The meeting was adjourned by Keith Woody, President.

**Respectfully submitted,
Judy Hindelang, Secretary**