

Meeting Minutes September 21, 2024

Julie Webster, Tom Geoghan, Melissa Migliore, Linda Yarbrough and Chuck Wingate present, Chris Baumgartner and Richard Fischer unable to attend.

Julie called the meeting to order.

Melissa Migliore read the minutes from our March 23rd 2024 public meeting and the Special Public Meeting held on August 17th 2024. There was a motion to accept the meeting minutes as presented. Motion seconded and approved.

Linda Yarbrough presented the financial report as of August 31st 2024.

Fiscal year total income: \$34,507.44 mainly from dues

Operating expenses: \$35,928.70

Net loss: \$1,375.26

Total current assets: \$71,357.28

She also reported that 2nd notices of dues yet unpaid have been mailed out. There was a motion to accept the Treasurer's report as read, but it was not seconded or approved at the time of the meeting. The Secretary will ask for approval before approval of these minutes.

Special Committee Update – Linda Yarbrough, Chair of the Special Committee, presented the initial findings from the special committee, including definitions of terms and the recommended changes to our restrictions and other stipulations. There was extensive discussion and questioning from the floor. Susan Gonzalez, as a member of this special committee, made note that the three con positions of the committee recommended keeping our current language of a 6 month limit. Julie clarified the timeline of the process and reminded all that the final report will be submitted to the board by October 15th, after which the board has 90 days to decide how to proceed.

SHVFD update was presented by Doug Hindelang. The Public Utility Commission has denied Corix's proposed rate increase, as they had no valid reason to do so. He also clarified that although the VFD is trying to reduce our ISO rating, which affects our insurance rates, we are currently unable to do so as we do not have enough volunteers to help. Also, the VFD does not receive ESB funding. Their 5 sources of funding are from top to bottom: Donations, Raffle, Mowing, Grants and the County of Llano. Doug encouraged all to call him if you have any questions about what the fire department is doing.

Leon Melde presented a Parks update. The milfoil treatments in Parks B and C (need to verify) were successful. He also informed us that the Parks Committee has 3 new members! Leon reported that our community is currently 40% built out, and that it will be approximately 15 years before we are completely built out. Julie encouraged new amendments to be brought forward as our community grows. She recommended a committee be formed for this specific purpose. She also gave kudos to Susan Gonzalez for spearheading the online directory and encouraged all present to participate.

Ed Duckworth, Chair of the Architectural Committee, presented updates on building happening in the neighborhood. He urged homeowners to contact him if you are starting a project, as you need to apply for and pay a \$500 fee for permission to build anything vertical. There was discussion from the floor.

New Business – concern was expressed about people not slowing down at our yield signs. It was also suggested from the floor that we post a larger sign at the gates to the boat ramps, reminding homeowners to lock the gate as they leave. Julie asked Leon to post this sign. Sherry Rode is willing to create the committee to address adding/amending our restrictions. Ed Duckworth will also participate in said committee.

Meeting Adjourned.