

Pending Minutes March 8 2025

In attendance: Julie Webster, Tom Geoghan, Chris Baumgartner, Mélissa Migliore, Charles Wingate, Linda Yarbrough. Richard Fischer unable to attend.

Julie Webster called the meeting to order.

Melissa Migliore read the minutes from the previous public meeting on September 21 2025. Move to approve minutes as read, seconded, approved.

Treasurer's report as of March 7th 2025 was presented by Chris Baumgartner, Treasurer.

Fiscal year total income: \$40,788.13, mainly from dues

Operating expenses: \$41,909.72

Net loss: \$1121.59

Current total assets: \$71,656.95

Dues invoices will be sent out within a week and will be due on April 30th. The recent POA vote cost \$389.51, including envelopes, postage, paper, and labels, but not including donated volunteer hours. We would need to pass another amendment in order to charge the cost of the vote to the petitioner. There was a motion to accept the financial report as read, it was seconded and approved.

Linda Yarbrough, Chair of the special committee assigned to the STR vote, presented the results of the vote. We will keep our language of no fewer than 6 month rentals, and all of the proposed changes were approved as well. The board is in the process of filing the paperwork with Llano County, and it will take effect soon. The board appreciates the neighborhood's participation. There was a question from the floor about publishing the results of the vote. Melissa will have the results posted to our website AND via email to the property owners.

Doug Hindelang presented the volunteer fire department update. Their annual begging letter went out yesterday. The VFD needs to purchase a new tank for \$40,000, which should have warantee coverage for the life of the truck. They are also applying for a grant for a new tanker, but it may be 3-7 years before we get it. The burn pile has too many large logs to burn quickly. They will need to split them soon in order to make them burn properly. Our VFD had training with the Sunrise Beach FD this morning, and there will be a new dispatch system starting county-wide within a few weeks. Doug is gauging interest in placing a large slab behind the fire hall and has acquired a bid for the cost of such. Question from the floor about VFD donations being tax deductible. They are indeed tax deductible,

and the associated paperwork is sent out for every donation received. There were congratulations and applause from the floor for the availability of the burn pile and David Smith's acceptance of overflow items collected during spring cleanup. The fire department is in need of more volunteers.

Leon Melde and Mark presented the Parks Committee update. Current priorities are muck away for Parks B and C, an aeration system to help clear the water in said parks, and the placement of picnic tables in the parks. There was much discussion from the floor. The proposed budget request is as such: \$15,000 for muck away (which can be partially covered by the grant we applied for and received last year.) Aeration systems will cost \$20,000. Picnic tables would cost \$8,000 but can be purchased at any time. A sports court would cost close to \$32,000 if we did most of the work ourselves. Future projects: Cypress trees (5) to be placed in Park A to keep the bank secured and slow erosion will cost \$150 each. Renovation of Park F, including ADA bathrooms, replacement of the barbecue pit, and possibly a golf cart path leading to Sandy Creek. Extending the sea wall in Park A.

There was discussion from the floor. Budget discussion - Chris reports that the Roads Committee will need \$40,000 earmarked for road resurfacing either this year or next year as we are at the 5 year mark of needing resurfacing.

Julie proposed approval of a budget of up to \$35,000.00 to include muck away, aeration equipment, and the cypress trees for Park A. More discussion from the floor and amongst the board. A show of hands from the floor (we did have a quorum of over 25 attendees) showed overwhelming support for the approval of said budget. Chris proposed an added stipulation of submitting a detailed bid and time table for completion of the work. The board voted on the budget approval with said stipulation and it passed with a majority of votes.

There was further discussion about proposed improvements. PEC will have to give us a price bid for providing electricity at the parks for the aeration equipment. The cost of the assessment will be \$350 per park. A question from the board about donating specifically to the Parks projects. Chris confirmed that the Board can set aside funds for specific projects.

Architectural committee update was presented by Ed Duckworth, Chair. Slabs are going in around the neighborhood. Ed reminded everyone that the \$500 new build fee is only required for new vertical building and additions that add a certain percentage of square footage to existing structures. I honestly didn't catch what that percentage was.

Our next Public Meeting will be held on June 14th at 1:30pm. We will be holding our annual election of board members at this meeting. We have 3 spots up for reinstatement/replacement this year, the current holders being Julie Webster, Linda Yarbrough, and Richard Fischer. Volunteers are encouraged to approach a current board member if interested!

New Business: Doug simply asked if everyone could help putting chairs away at the close of the meeting.

Meeting Adjourned.