

August 28, 2019

Lubbock South Fork Ranch POA General Meeting

Called to order by Lucas Dannheim at 6:38pm

Lucas thanked everyone for coming to the meeting. Said he'd get right to the orders of business that needed addressed.

Dues need to be more formal. In the past, dues had been invoiced on a monthly basis (\$25) and notices were not always sent out. September 1st the BOD had agreed that they would add the last four months of the year together, add \$100 to all accounts and would need to collect this prior to January 1, 2020. Starting for 2020 it will be an annual invoice of dues.

Kerry Thompson reported that there is \$14,275 owed on dues presently and to complete the year, there would be an additional \$6,000. He also reported that there is \$9,000 owed to the POA from the Developer, that is held in a checking account.

Question from the floor: Does the September 1st date include all past due amounts on all accounts? Need to send notices to begin collecting.

Question from the floor: People who own lots, but haven't built, do they still owe? Yes.

Question from the floor: Are there late charges added to the accounts? Brenda explained that the BOD needs to establish a fee schedule.

Question from the floor: What can happen to Owners who don't maintain their lots? Lucas said lot maintenance is always an issue and hard to enforce.

Kerry made motion to keep the dues at \$300 annually. Second by Stephen Leist, all were in favor, motion carried.

Question from the floor: If people have built on multiple lots, how much dues are paid? Lucas and Brenda said they will pay multiple dues. Since this was an unclear area, Kerry made motion to charge for each lot owned, second by Kris Kinkaid, all were in favor, motion carried.

Jennifer Colley asked how payments could be made. Brenda said they could mail them or pay online once they received their login credentials.

The Developer had deeded in April 2019 the land Tracts H, K and L, to be used for a park, pool or green space area. Lucas said having a pool is an insurance nightmare and doesn't believe there would be votes to carry on that.

Stephen Leist said he was concerned about all the UTV's in the neighborhood. Zach Mulkey said he wasn't sure there was much that could be done about it. Lucas said you've got to be sure that your kids drive safely.

The dirt area near the original street is an area that kids go way too fast when riding. Stephen said that there are several of the Highland Oaks kids coming over to ride in South Fork Ranch. Lucas said that crossing the street is illegal and suggested calling the Sheriff. Stephen said maybe reaching out to your kids' friends' parents in Highland and asking them to not allow the

UTV's to be driven across the street into South Fork Ranch would help. Jennifer said that Lot 31 had sold and maybe that would help with the situation once it was no longer an open lot for crossing.

A suggestion was made to place on Facebook and the portal about UTV's in the neighborhood and that kids need to watch their speed and where they are riding. Parents need to be sure they know how fast the kids are riding and where they are going.

Kerry asked if possibly there should be cameras put at the entrance? Lucas said maybe that was a discussion that could be had in 2020. Would need to get bids of equipment. Derek Buckley made mention of it being similar to game cameras.

Question from the floor: Is there an approved Builders List for the neighborhood? Lucas said there was not.

Brenda said that the BOD needed to appoint or take volunteers for the Architectural Review Committee. Volunteers who stepped up to be the ARC were:

Derek Buckley
Brandon Price
Kris Kincaid
Leland Brockman

Brandon asked what could be enforced by the ARC? There was discussion about preset criteria. What power did the ARC have? Brenda explained that they could not amend restrictions without a majority vote of the membership. 75% majority vote. ARC is also responsible for variance request. Kerry asked about grandfathering in all of the previous variances. After discussion, Kerry made motion to accept all completed or currently under construction home as they stand, then as of September 1st, restrictions will be enforced as written. Second was made by Kris, all were in favor, motion carried.

Brenda reminded everyone that there are two separate Covenants, 1 through 10 and 11 through all others.

Motion was made by Stephen for the ARC to review all changes that were mentioned and needed and bring to the next meeting for discussion. Second by Zach, all in favor, motion passes.

Comment was made that the ARC really needed to work with the Declarant to ensure they have enough votes to pass the changes that are needed.

Melissa Brockman asked about the Green Space maintenance. Lucas said the Kirkpatrick boys had mowed for 8 weeks and that they still need paid. Melissa said she'd heard that. She said she also had heard that the Homeowners were taking turns in getting the green space taken care of. Buckley will schedule maintenance through year end. Lucas directed Brenda to get bids for the start of 2020. Beginning January 2020 funds will be available to establish and account with a lawn maintenance company.

Comment regarding additional expenditures once dues are collected for 2020 were dressing up of the North entrance and LED street lights. Buckley asked about the possibility of a holding tank/Pump station to be established in case of an unfortunate fire in the neighborhood. Lucas said the Fire code rating had dropped to a 1. Conversation about creating an easement that's accessible for the fire department.

Brenda was directed to send dues notices and to give 45 days grace to be collected. Lucas made motion to have a \$50 late fee first month with \$5 per month thereafter. Second was by Brandon, all in favor, motion carried.

Kerry made motion to adjourn, second by many, all in favor, motion carried.

Meeting was adjourned at 7:47