

Rio Brazos Property Owners Association

AGENDA - BOARD OF DIRECTORS MEETING

Date: April 8, 2023

Time: 9:00 a.m. – Semi Annual Board Meeting

Place: 101 E El Camino Real Weatherford, TX. 76087

I. CALL TO ORDER/ROLL CALL

Robert New, Terry Hammack, Wade Heflin, Vanessa Peters, Riley Boyd, Nick Massey, Daniel Offutt

Present: Robert New, Vanessa Peters, Nick Massey, Daniel Offutt

II. OPEN FORUM

OWNER CONCERNS AND COMMENTS

NOTE: The Board can take no action on any item presented by Owners that is not on the agenda.

Limit five minutes per person

No concerns or comments from the floor

III. REVIEW AND ADOPT MINUTES

- a. Board to review and adopt minutes

Last POA Meeting Minutes 2022

Robert New presents that previous meeting minutes have been adopted

Robert New motions to enter the minutes, Nick Massey 2nd the motion, Vanessa Peters 3rd the motion

IV. FINANCIAL STATEMENTS / TREASURY REPORT

- a. Financial Statement to be presented
- b. 2018 Budget discussion
 - i. Action: Approve budget

Vanessa Peters presented the financial statements

Robert New motions to enter the statements, Daniel Offutt 2nd the motion

V. COMMITTEE UPDATES

- a. MAINTENANCE COMMITTEE

- i. Robert to present Maintenance committee update if any
Still needing to find someone (in-house) to repaint the pool building

- ii. Vote to approve any Pool Repairs and pool maintenance
Still looking for a company to take over pool maintenance

1. Action: Approve Updated quote for pool repairs
- iii. Bids to be presented for mowing contract

Still needing bids. Dustin Applegate **may** be putting in a bid for mowing of HOA land, once we have 3 bids, we will decide on the best option

 1. Action: Approve winning bid
- iv. Action: Review and Approve Recommendations
- v. Bid to be presented for our dock that needs repair

We have one bid from Dustin Sharp to repair the dock. Material will be switched to galvanized, and the runners and boards will be replaced. Labor costs: \$2,500, Material: \$5,366 for a total of \$8,300

 1. Action: Approve bid

Robert New motions to enter the bid, Daniel Offutt 2nd the motion

b. ARCHITECTURAL COMMITTEE

- i. Robert New to present Architectural Committee Update
- ii. Action: Review and Approve Recommendations
 1. Ernie will be adding a carport to his property.

Robert New motions to enter the plans, Nick Massey 2nd motion, Daniel Offutt 3rd motion
 2. Joe Gabert tore down his old garage and is building a new metal shop in its place

Robert New motions to enter the plans, Nick Massey 2nd motion
 3. Adam Moeller is building a new house on the West side, in place of existing trailer house. The house will be on stilts.

Robert New motions to enter the plans, Daniel Offutt 2nd motion

c. AUDIT COMMITTEE

- Vanessa to present audit committee update
- i. Action: Review and Approve Recommendations

Previously discussed with financial statements

VI. OTHER BUSINESS

- a. Discussion regarding key distribution for 2023 season

Key sales will be Saturday, May 6th and Saturday, May 13th

Keys will be \$30.00 for homeowners or landlords

Further information regarding times and fees will be posted on the POA website

b. Action: Review and Approve Recommendations

Additionally, the Water Board will be renting out the spare room in the community building to do in-house billing from here on. They will either be adding a drop box or utilizing our current drop box. They will be hiring a part-time employee in the near future

Robert New motions to allow Water Board to rent room, Nick Massey 2nd motion

VII. ADJOURNMENT