

Rio Brazos Property Owners Association

AGENDA - BOARD OF DIRECTORS MEETING

Date: May 17, 2025

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

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

I. CALL TO ORDER/ROLL CALL

Wade Heflin, Robert New, Terry Hammack, Vanessa Vaught, Kyle Moreland, Nick Massey, Clint Baker

Present: Robert New, Vanessa Peters, Kyle Moreland, Clint Baker.

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 of last POA Meeting.

Robert New presents that previous meeting minutes have been adopted.

Robert New motions to enter the minutes, Vanessa Vaught 2nd the motion.

- b. Approve votes and accept new members, set new positions

Robert New – President and Director of the Maintenance Committee

Vanessa Vaught – Vice President and Audit Committee Director

Kyle Moreland – Director of the ACC Committee

Clint Baker – ACC Committee

Brett Grier – ACC Committee

Terry Hammack

Wade Heflin

Nick Massey

All have accepted their positions.

Robert New presents motion, Vanessa Vaught 2nd the motion.

IV. FINANCIAL STATEMENTS / TREASURY REPORT

- a. Financial Statement to be presented
- b. 2025 Budget discussion

i. Action: Approve budget

Vanessa Peters presented the financial statements – nothing has changed, budget stays the same.

Robert New approves, and motions to enter the statements, Vanessa Vaught 2nd the motion.

V. COMMITTEE UPDATES

a. MAINTENANCE COMMITTEE

i. Vote on Maintenance committee

Robert New - Director of the Maintenance Committee

Robert New presents motion, Vanessa Vaught 2nd the motion.

Playground:

We will look into some new equipment, trying to keep the budget around \$1,500.

Robert New presents and motions, Vanessa Vaught 2nd the motion.

Approve mowing and pool cleaning contracts:

Still needing to find someone to repaint the pool building.

Audrey Moffit was hired and will continue to maintain the community pool -

Robert New presents, Vanessa Vaught 2nd the motion.

Dustin Applegate was hired and will continue the mowing -

Robert New presents, Vanessa Vaught 2nd the motion.

b. ARCHITECTURAL COMMITTEE

i. Vote on ACC Committee

Kyle Moreland - Director of the ACC Committee

Clint Baker on the ACC Committee

Robert New presents motion, Vanessa Vaught 2nd the motion.

ii. Robert New to present Architectural Committee Update

iii. Action: Review and Approve Recommendations

1. Robert New is building a new home at 130 Lakewood Drive.

Robert New motions to enter the plans, Vanessa Vaught 2nd motion.

2. Robert New is building a new home at 136 Lakewood Drive.

Robert New motions to enter the plans, Vanessa Vaught 2nd motion.

3. Woody Scott is building is building a garage 209 Gilbert Drive.

Robert New motions to enter the plans, Vanessa Vaught 2nd motion.

4. Brett Parker is building a new home at 221 E El Camino Real.
Robert New motions to enter the plans, Vanessa Vaught 2nd motion.
5. Gary Luckrye is adding a metal building at 134 Songwood Drive.
Robert New motions to enter the plans, Vanessa Vaught 2nd motion.
6. Mary Kirkland is building a house at 330 E El Camino Real.
Robert New motions to enter the plans, Vanessa Vaught 2nd motion.
7. Buddy Moore is adding a storage shed at 165 E El Camino Real.
Robert New motions to enter the plans, Vanessa Vaught 2nd motion.

c. **AUDIT COMMITTEE**

- i. Vanessa to present audit committee update
- ii. Approve new audit committee
Vanessa Vaught – Audit Committee Director
Robert New presents motion, Vanessa Vaught 2nd the motion.
- iii. Action: Review and Approve Recommendations
Previously discussed with financial statements.
Robert New approves, Vanessa Vaught 2nd.

VI. OTHER BUSINESS

- a. Discussion regarding key distribution for 2025 season
Key sales will stay the same.
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
Robert New approves, Vanessa Vaught 2nd.
- c. Discuss raising the dues yearly by 10%, 8.57% puts it at \$62.00
- d. Action: approve or deny
Robert New approves, Vanessa Vaught 2nd.

VII. ADJOURNMENT