

Rio Brazos Property Owners Association

AGENDA - BOARD OF DIRECTORS MEETING

Date: April 6, 2024

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, Vanessa Vaught, Riley Boyd, Nick Massey, Daniel Offutt, Wade Heflin, Terry Hammack, and Treasurer Tammy Thomas

Present: Robert New, Vanessa Peters, Nick Massey, Daniel Offutt, Wade Heflin, Terry Hammack and Tammy Thomas.

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

POA Meeting Minutes April 8, 2023

Robert New presents that previous meeting minutes have been adopted.

Robert New motions to enter the minutes, Nick Massey 2nd the motion.

IV. FINANCIAL STATEMENTS / TREASURY REPORT

- a. Financial Statement to be presented
- b. 2024 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, 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.

Audrey Moffit was hired and will continue to maintain the community pool - Robert New presents, Nick Massey 2nd the motion.

Dock repairs – still intend to rebuild per the same bid that was supplied by Justin Sharp and presented at the 4/8/23 meeting:

“We have one bid from Justin 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”

ii. Discuss mowing contract

Robert New motions to keep Dustin Applegate for the mowing contract at the same price as last year, as Dustin does the best job. Daniel Offutt 2nd the motion.

b. Action: approve contract

c. Discuss any complaints

Living in travel trailers is not allowed – and you will get a notice and/or fine.

There appears to be someone living in a travel trailer on El Camino – They have been sent a notice (no one will answer the door) and we will continue to follow up with additional actions and/or a fine – Robert New presents motion for additional action and/or fining them, Daniel Offutt 2nd the motion.

d. ARCHITECTURAL COMMITTEE

i. Robert New to present Architectural Committee Update

ii. Action: Review and Approve Recommendations

1. Eddy McDonald will be adding a carport by his house.

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

2. Kyle Moreland is building boat storage behind his house and asking for a variance on Woodmont.

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

3. Terry McCarty is building is adding a carport for his travel trailer on El Camino (14x33).

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

4. Richard Kienle is placing two (2) mobile homes on the West side at 112 Crossland to replace what was there.

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

5. Martin and Vanessa Gill are remodeling the house on Greenridge and also building a shop beside the house.

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

6. Jeff Haughey is building two (2) carports by his house (16x25).

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

7. Michael Darden is remodeling his house and garage on El Camino.

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

8. Robert New is building a new home on Lakewood.

Vanessa Vaught motions to enter the plans, Daniel Offutt 2nd motion.

9. Shannon Slade is building a 1200 square foot cabin/house at 458 Hillcroft.

Robert New motions to enter the plans, Nick Massey 2nd motion.

e. **AUDIT COMMITTEE**

Vanessa to present audit committee update

i. **Action: Review and Approve Recommendations**

Previously discussed with financial statements. Robert New approves.

VI. OTHER BUSINESS

a. **Discussion regarding key distribution for 2023 season**

Key sales will be Saturday, April 27th and Saturday, May 4th.

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, Daniel Offutt 2nd.

c. **Discuss Raising POA dues 8.57% from \$52.50 to \$57.00**

d. **Action: approve or deny**

Daniel Offutt approves, Terry Hammack 2nd.

e. **Riley Boyd resigns due to selling property**

f. **Action: vote to fill East side spot**

Erica Graf will be taking Riley Boyd's spot on the Board for the East side spot.

Robert New motions to approve Erica Graf, Vanessa Vaught 2nd motion.

VII. ADJOURNMENT