

MINUTES OF MEETING  
OF THE  
BOARD OF DIRECTORS  
OF  
TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.

March 13, 2013

The annual TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC. Board of Directors meeting was held at 5:25 pm, March 2013 at Belfair Management Services (Belfair) Office, 7353 W. Adams Avenue, Temple, TX. Present were directors Gary Freytag, James I. Howe and Deon Stanfield. Amber Robertson, Secretary/Treasurer was also present.

Call to Order & Quorum. Gary Freytag, Chairman, called the meeting to order and provided over its deliberations. Amber Robertson acted as Secretary and certified that a quorum of Directors was present, pursuant to the bylaws of the Association.

Minutes. A consent motion was made, and seconded to waive the reading of the minutes of the last meeting and to accept as written. The motion carried.

Financial Report. The Treasurer presented the financial statements for 2013, and budget for 2013. The motion was made, and seconded to accept the financial statements and budgets as presented. The motion carried.

Membership. The Treasurer then presented a membership update, indicating there were 2 members past due as of March 13, 2013.

Protective Covenant Non-compliance. The Chairmen stated there had not been any violation letters mailed to members since September of 2012 regarding covenant non-compliance. The last plan review was submitted December 2012.

New Business.

**Website** - Jim Howe noted that Belfair was exploring the possibility of designing a website similar to another HOA that is currently managed by Belfair. Development would possibly take a month or so to complete. Howe noted this will allow the HOA to be more transparent to the members, and provide improved communication. Cost for development of the website would be waived by Belfair, but the HOA would bear webhosting and domain expenses.

**Management Agreement** - Belfair submitted a management agreement for review and approval. The agreement outlines duties of the management company and fee structure. For 2013, Belfair agreed to waive the management fee of \$2,400 (+) \$1.50/member/month. The HOA will continue paying \$600/year for third party accounting services on a quarterly basis as in the past. On motion duly made and seconded, the Board authorized the President to negotiate and execute the Belfair Management Services Agreement.

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There being no further business, the meeting was adjourned at 6:15 P.M.



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Amber Robertson, Secretary