

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

December 17, 2014

The annual TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC. Board of Directors meeting was convened at 5:15 pm, **June 23, 2014** at Belfair Management Services (Belfair) Office, 7353 W. Adams Avenue, Temple, TX. Present were directors Gary Freytag, James I. Howe and Deon Stanfield. Lorie McCallum, Secretary/Treasurer was also present.

**Call to Order & Quorum.** Gary Freytag, Chairman, called the meeting to order and presided over its deliberations. The Secretary certified that a quorum of Directors was present, pursuant to the bylaws of the Association.

**Minutes.** The Minutes of the June 23, 2014 called meeting were accepted as submitted.

**Financial Report.** The 2014 November 30 Financial Statements were reviewed. It was noted that the low accounts receivable balance was a result of 2015 dues prepayment; two members' dues are delinquent. Freytag presented a 2015 Budget for consideration. Following discussion, after several minor changes, the budget was approved.

**Membership Report.** As of November 30, 2014 HOA membership stood at 42 Class "A" and 2 Class "B" members. This represents an increase of 4 members thus far in 2014.

**Association Website –** The HOA website is updated frequently as information changes or becomes available. Given the amount of information, readily available to members, the \$125 - \$150 annual cost is negligible. At present there are just 14 on the Valley Ranch Facebook group. To be an effective social network for the community, more are needed. The "closed" Facebook group will be promoted in the spring newsletter.

**Developer Report –** The Developer reported that Valley Ranch Park funding was included in the City of Temple 2015 budget. The City and the detention pond engineer agreed to minor modifications in the dam design to permit City trail construction across the dam. With this agreement, construction may commence in January or February.

Construction of the remaining 22 Phase II (Evergreen) lots is nearing completion. Subject to weather, lots should be ready for home construction in January. Phase III in Fairfield (west of Dubose Lane), has been approved by the City and is scheduled to begin construction in January with lots ready for homes construction by summer.

**Adjournment –** There being no further business, the meeting was adjourned at 6:00 P.M.

  
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Lorie McCallum, Secretary