

MINUTES OF 2016 ANNUAL MEETING
OF THE
MEMBERSHIP
OF
TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC.

The annual TEMPLE VALLEY RANCH PROPERTY OWNERS' ASSOCIATION, INC. ("the Association") meeting of the membership was held at 6:00 pm February 16, 2016 in the conference room of the Temple Chamber of Commerce, 2 North 5th, Temple, Texas. Meeting attendees included Board Members Gary Freytag, Deon Stanfield, and Jim Howe, HOA Administrator Tanya Webb, plus members on the attached meeting sign-in sheet.

Welcome & Call to Order – Gary Freytag, President, called the meeting to order, welcomed and thanked members and guests for their attendance. Following introductions, the President presented the agenda, noting that prior meeting minutes, 2015 Financial Report, 2016 Budget, and 2016 Directors Election would be included in the Consent Agenda.

Quorum – Administrator Webb certified a quorum of members in attendance; Eight "Class A" members representing more than the 10% quorum requirement and a total of 8 votes plus 7 Proxies; one "Class B" member representing 10% of the requirement and a total of 294 votes. The quorum certification is confirmed by the attendance sign-in sheet.

Consent Agenda – The following items were included on the Consent Agenda without request to remove an item for separate discussion and vote.

2015 Meeting Minutes

Financial Report – Administrator Webb presented the 2015 year-end Balance Sheet and Income Statement, reviewing line-items and noting the \$34,000 Note Payable balance is unchanged from 2013 and that the lender waived accrued interest for 2015. The Manager also waived Association management fees for the 2015. The net revenue for 2015 was \$9,854.06. A positive trend made possible by increased membership and reduced expenditures. Landscape maintenance and utility costs decreased due to the wet year.

2015 Budget – President Freytag presented a conservative 2016 budget projecting \$6,441.00 net revenue. It was noted that the budget includes a \$4,030 management services fee.

2016 Directors – Gary Freytag, Jim Howe, and Deon Stanfield agreed to continue serving as Association directors. There were no other nominations.

The consent agenda was unanimously approved.

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Manager's Report – Gary Freytag, representing the Manager, Belfair Management, provided a brief assessment of the Association. Membership increased in 2015 from 43 to 53. All but 6 members 2016 dues accounts are current. Members were encouraged to establish bank automatic payment plans to reduce manager workload and future management fees. Forms may be downloaded from the website. The ARC (Architectural Review Committee) processed 17 Plans reviews, 5, Covenants violations, and 3 member complaints during the year. Howe updated members on the Website and the newly added "News Strip" and "Shout Out" features. Members were encouraged to provide email addresses for both spouses to increase awareness of HOA meeting notices, announcements, minutes, financials, forms, governing documents, links, and easy contact with the manager, and much more. Members who do Facebook, were encouraged to join the Valley Ranch Facebook group by requesting to join via the website "Contact" page. The private group, available only to HOA members, is an excellent medium for interaction between HOA members.

Developer Report – Jim Howe, representing the Developer, Belfair Development, Inc., updated members on development matters. With completion of the second section of Phase II, the 70-Lot Evergreen section of Valley Ranch contains just 4 unsold lots. The Fairfield section (west side of Dubose Road) consists of 94 lots to be developed in three phases. Phase I construction is nearing completion with home construction projected to commence in May. The entrance, offset from the Evergreen entrance, will have an entrance similar to Fairfield, however there will be no gate. Valley Ranch Park improvements completed in 2015 included the City trail, with bridges and benches and the Developer provided playground. It is hoped that future improvements, such as swing sets and other features, will be added by the City.

Member Discussion – During open dialogue, members discussed speeding within Valley Ranch. President Freytag agreed to request the City to install speed limit signs at entrances and on Dubose Road. He explained that the HOA does not have jurisdiction over traffic and suggested that members report speeding, with license numbers, to the police department. The entrance gate hours have been erratic and will be looked into. The president pointed out that regulations prevent 24/7 closure of public streets. Possibility of a subdivision-wide "block party" in conjunction with National Night Out, was discussed with widespread agreement that it would be good for the community. Christmas was also a topic with residents in agreement that they would volunteer to assist in putting up and taking down entrance lights.

There being no further business, the meeting was adjourned.

James I. Howe, Secretary
