

2017 TRPPOA Regular Annual Member Meeting
September 27, 2017 / 7:00pm
Oklahoma Community Center

Call to order – meeting called to order 7:01pm

Roll Call / Proxy determination –Determination of a quorum by person and proxy

Proof of Notice or Waiver of Notice – Proof of Notice of Regular Meeting by way of mailing to the property within the notice period set forth in the Bylaws

Reading of minutes from the prior meeting – Reading of 2016 TRPPOA Regular Annual Meeting by Secretary. Minutes approved as read. No nay votes. Available upon request.

Reports of Officers

President – Still missing the Knox Box on the Riata Gate. Gate Company doesn't have the part yet. If you have a 911 call, make sure you know the code to the gate to give the gate code to them at the time of the call. Sent email about clean up and mulching and worked on the sink hole that developed by Riata. Lights for Riata in hand will arrange to have them installed. People dismantle the gate. Open discussion on the lock on the switch, should it be left unlocked so the residents can turn it on and off. What are the other options? Fail safe is to fail open. Is there some other approach? Having an approach to be able to have the gate open. Treasurer can manage the gate opening and closing times if he is advised in advance for parties. Riata gate column is one breaker, the telephone pole has another breaker. Not sure why the lock is on there. Not sure the lock does any good. Will move to new business and take a vote.

Treasurer – Electrician we will use is busy responding to hurricane and we are on the back end of the priority list. Handout provided to attendees relative to finances. Report similar to past years. Attempted to reduce categories to simplify the report. Biggest expense is in the gates. Approximately 5-6K spent replacing the electronics in the panel. Weeks later, lightning stuck the Riata Gate again at about 2k. Moved to accept the report. Accepted Unanimously. Notation post vote on the specific funding levels of checking – \$15,177; Road Fund \$100,538; Savings \$30,721

Secretary – No reports

Reports of Committees – No reports from any committees

Election of Directors – Passed out ballots to be placed in the ballot box. Official count and proxies, Mr. Hermes won the vote.

Unfinished Business

Proposal 1 amend Bylaws relative to day and month of annual regular meeting (J. Sampsell), Treasurer provided context for the proposal put before the membership. The vote was split 11/11 first half of year/second half year based on the request for when to have it. There was no clear guidance. Desire from the floor to add language for the board to have specific power for the board has authority to set the date. Discussion that the board already has the power. Barney withdrew his first motion and made motion to amend the words to say that the board has authority to set. Motion to accept the

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proposal as amended. Discussion? Fernando spoke to the fact that the attorney needs to be engaged and will cost. Question on why Fernando brought it up in the first place. Discussion closed. One may vote on the amended version (Fernando)

New Business

Amend Bylaws to clarify Board Member terms (J. Sampsell) – Proposal withdrawn, precedent has established

Review bridle trail easements (F. Rueda) – Backside of handout has the update of the bridle path easement. The easement that runs along the highlighted section in red. A large portion has fallen into disuse. Tim worked with all property owners impacted and got new easements, got work parties, many volunteers we now have the green part that wraps around and meets Riata. The red is that part of Mill Creek that is still in disrepair, the board and several other members have attempted to negotiate new easements to no avail. That section of the easement is now inactive. Board has no further options. If any members want to form a group to work with the owners, please come forward. Mill creek is very deep right there. One owner would be asked to give up a lot of property to the HOA. That area is a point of erosion. After the last work day a member walked through the creek, at this point they could not even tell where the original easement was. It would cost a fortune to fix it and even if we did it wouldn't be too appealing. Trail from Riata circle is beautiful but the section in red, question if it is worth the time and effort. Trails there are not safe for a horse anyhow. All the rocks are dangerous for a horse. If we can invest money in that to make it horse accessible. The work done to date was only to stop erosion. May need to have a bulkhead right there to put a permanent stop to the erosion. There was no erosion of the work done. We spent 1700 of the original 5000 budgeted. Question about the blockage for the easement by the pole and the panel. The board has gone before the owner to remove the pole and move and lift the solar panel at the entrance from Riata. Any discussion on this. A number of the trees on the trails are low. Trees need to be trimmed higher. Perhaps we should have another work day.

Removal of fallen tree at Riata/Los Encinos (R. Carthrae/W. Hoekstra) – Question is whether the tree fallen is on common property or private property. Still has green leaves. Question of who is responsible for removing the tree. Association is responsible for the parks and the gate areas. Mr. Peabody agree to talk to Burris' and if they are ok he'd cut it out.

Develop plan to restore original and proper drainage of ditches (R. Carthrae/W. Hoekstra) – Question/concern about the settling in of the ditches. The ditch in question is thought to drain back to Los Encinos. ON the east side of Riata, there are two culverts that cross Riata but not clear what they drain. Behind Rigby's there is a creek that flows through there. Before Mr. Carthrae bought their property, some work was done to address drainage as some was sealed in. He had to put in a sump pump to move the water out. Have a number of ditches holding water. Is there a plan to address the drainage? About 8 years ago with Mr. Pate's help surveying was done best they could with a grade all. Issue is some put culverts in at the wrong elevation. Not sure we'll ask people to rip up culverts. Propose that the 3 board members meet with Mr. Carthrae to see the problems and decide where to go from there. Issue is that on the

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other side of Los Encinos has silted up and blocks drainage. Grading would have to be done occasionally. Some things are supposed to be done by the county.

Condition of Riata road surface and estimate of potential repairs; timeline for next 3-10 years (K. Fawn) – Next three go together. Suggest that we actually get estimates on the repair desired so that we know actual estimate we are working toward. Desire to plan ahead. Support by Mr Pate to the idea of getting actual estimates. Mr. Pate will help with it. Rest of roads are in pretty good shape. Still have two lots to be built. Added in comment about erosion on the turnaround on Eagles Wing. Scott will contact Pate and Fawn to discuss further. Kenn is asking for all possible investments so we have long term for all the expenditures.

Budget including planned expenditures for next 1-5 years (K. Fawn) – Rolled into the above.

Long-term plans/cost to restore trail (K. Fawn) – Is also looking at the gates refurbishments, etc. to go with all the other possible expenditures. Rolled into the above

Town and Country offers trash and recycling services at competitive rate – reminders (L. Turner) – Minor point, 16 a month for recycling. Starting the 1st of the month will provide large receptacle. Town and country is so much better.

Raccoons as pest problem in neighborhood (L. Humphrey) – Not here, so passed on this item.

Interest in taking electrical along Riata underground (M. Rigby) – Very expensive to do that could be as much as 200-300K to do this. General agreement that it is expensive about 4-5K per lot. Each resident would have to pay to get it to their lot. HOA doesn't have the money.

Frequency of trash pickup along road for outside lots (D. Johnson) – Once per week is the frequency. Comments that it looks better than it used to be. Some properties are right by commercial sites.

Speed bumps (J. Sampsell) – Brought up issue about possible speeding. Discussion that bumps may not be effective. In the short run, put up signage and see what impact that has. Speeding on the roads is an issue. All the traffic control seminars say there are a number of downsides (to speed bumps). They have a noise impact and people complain about them. Emergency vehicles have issues with bumps. Suggest that we invest in signs about children at play to try to make it more visible. Share the road signs, horse signs at the bridal entrances. Jeremy Sampsell continues to be willing to help install signs. Pictures of speeders to Scott and he can talk to them. Willing to send reminder to all residents to remind their visitors and contractors to respect the speed limit. Community to watch the speed.

Updated bridle path map request (D. Beck) – Addressed earlier. Comment that there appears to be a building on the easement between mill creek and Los Encinos Court. Between Bozeman and Canon. The marking on the map needs to be edited to remove the green line between Boxman and Canon. Discussion ensued. Summary. Looking at this green line, the easement is old and may have a building on it. Fernando to follow up on it with D. Beck.

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Fawn being potentially injured by broken fencing (G. Turner) – if you have a bad spot in your fence consider fixing it.

Riata Gate operations (G. Edlmann) – Following the email traffic on the gates, seems that there are a lot of issues with the gates. Wanted to confirm the gate's purpose. Is everyone comfortable that the gate is doing what it is supposed to. The consoles are new. The operators are older. Riata opens 545 to 9pm. Have been times that the gate is open when it is supposed to be closed. Residents need to contact the board if there are issues. If there is something wrong they will inspect them. Historically had problems with gates opening and closing to protect them at peak hours. More worried about security at night. Fernando will send a note to everyone to let them know that the gate was open for specific reasons so you know it isn't a failure.

Other business – Could get a price on moving the breaker box. Potential solution is to elevate the breaker box to make it easier to access. Motion to elevate the box for ease of access but with a 4-integer combination lock and keep the simple breaker, keeping the combination in sync with gate code. With technology changes, we may find in a couple years better technology that helps us maintain the gate operation.

Can we structure an agreement with a gate company for a maintenance/service contract and we get the benefit of preferred scheduling?

Thank you to the board for their effort.

Who is on the ACC. It will be determined at upcoming board member. Until tonight, Scott, Lisa and Richard. Change of the ACC is up to the discretion of the board.

Adjournment – Motion carried. Meeting closed at 9:30pm.