

DAVIS MOUNTAINS PROPERTY OWNERS ASSOCIATION, INC
Monthly Meeting, August 13, 2011
Minutes

2:00 PM the meeting commenced, with the eligibility of members demonstrated, a quorum established, and the posting of the Agenda confirmed. In attendance were Ken Gossett, Sandra Holzheuser, Marti Fellers, Rick Draheim, Chuck Smith, Jeff Smith, Joe Rowe, Steve Barr, and Phyllis Arp. Tamara Mayo was absent.

The minutes for the July 9, 2011 monthly DMPOA board meeting were read and approved as amended, with Phyllis Arp abstaining. Ken Gossett objected to the humorous asides. The Secretary pledged to be considerably less funny in the future.

Joe Rowe read the Treasurer's report.

Jeff Smith asked about some large expenses, Joe points out that about \$13,000 was maintainer repair, and would not recur. \$28,584.59 was the total water truck expenditure.

Phyllis Arp moved, that "the Treasurer provide a detailed list of the total truck expenses at next month's meeting," which Treasurer Joe seconded. The motion carried with six for, including Misters Smith and Smith, Mr. Rowe, Mr. Barr, Ms. Arp, and Mr. Gossett. Against were Ms. Holzheuser and Mr. Draheim. Ms. Fellers abstained.

Phyllis moved to approve and pay the bills, Chuck Smith seconded. It passed on unanimously.

Ms. Holzheuser suggested that we change the Agenda to read "Approve the paid bills."

Our maturing CD was discussed. The Floor suggested Allied Bank, formerly GMAC, for a better CD rate. The Treasurer recommended a Money Market Account at State Farm.

Jeff Smith made and retracted a motion concerning the above, then made a new motion that "after the maturation of CD #0339 those funds shall be put into a Money Market Account at the discretion of the Treasurer." Ken seconded. Joe abstained. All others "Aye."

Treasurer Joe had a generic past-due assessment collection letter for our approval, noting that 146 properties were delinquent.

Sandra said, "I move the Treasurer be given the authorization to send out the collection letter," to which Phyllis seconded, and the Motion carried unanimously.

Joe Rowe read the Road Committee Report, saying, "we still have roads such as they are," and further confirming that much maintenance had been done on the main road.

Fire Department Report was read by Fire Chief Darrell Fellers. He said we had one structure fire here caused by lightning that had struck nearby satellite dish. Our VFD had one request to standby for Fort Davis, and one ambulance assist.

He said that the holding tank repair had been successful, towards which the DMPOA had paid \$410.

Pursuant to the Fire Chief's request, Marti Fellers moved that "the VFD be authorized to work with the DMPOA Road Committee and FireWise Committee to, as a courtesy, contact property owners adjacent to the Tomahawk Trail roadway from the cattle guard to the Country Store, and to mitigate ladder fuel on that roadway that is owned by the DMPOA, but to delay clearing adjacent to property owners that object."

Phyllis Arp seconded. The motion carried with Ken Gossett opposed.

Pursuant to another Fire Chief request, Jeff Smith moved that "we allow the VFD to run a 3 inch water line from the VFD tanks to the DMPOA round open tank." Marti Fellers seconded the motion, which

passed on unanimous voice vote. The work would be done by volunteer Fire Department labor, and the parts purchased and donated by concerned and noble property owner Julian.

For a third Fire Department request, Sandra Holzheuser said, "I move we give permission to the VFD to place another holding tank at the Fire Department," which Jeff Smith seconded.

But Joe Rowe pointed out we would have to redraw the lease agreement to reflect the modification and extended footprint.

Phyllis Arp said, "I make a motion to table this until next months meeting." Joe Rowe seconded.

Sandra, Rick, and Chuck opposed tabling, but the 5 ayes carry the motion to table.

Recess 3:30PM

3:55 called back to order.

Evacuation Committee Report was given by Marti Fellers, who said they did a rough run-through of phone calls.

Phyllis Arp said County Commissioner Francell is looking into how to get reverse 911 call equipment.

Jerry Rhea said it would take \$11,726.50 to get all necessary siren equipment.

Battery backup and radio activation would be additional expenses.

We would use our tower, our electric service, and need to add phone service.

Water Resource Committee report.

Jeff Smith said the members were Paul Van Tine chairman, Steve Barr, Bill Flanders, Ken Gossett, and Jeff Smith. They had established a mission statement, and began to consider more tanks and wells.

Firewise Committee Report.

Phyllis Arp is chair, Jan Barr, Maria LeJeune members.

Ms Arp requested we allow as additional members Lee Goggins, and Bob Newman, and others.

Jeff Smith moved to allow Chairwoman Arp to expand the membership. Chuck Smith seconded.

Carried unanimously.

Joe Rowe said, "I make a motion that we run electricity from the maintenance building to the submersible pump at the windmill." Phyllis seconded.

Sandra objected to pumping any more water out of the ground than necessary.

Sandra voted no, the rest yes, so the motion carried.

Joe Rowe warns that all these committees will be asking for money. Steve Barr suggests the committees try to find donations from public-spirited property owners.

Phyllis Arp requested we move the agenda item about speeding to September.

The next item was about parking on the DMPOA right-of-way

Sandra asked about our signs, "What are authorized vehicles? Who makes authorization? Who can have them towed?"

Debate was extensive on delivering a form letter to parking violators.

Joe Rowe moved "to accept the proposed Parking Violation Notice, with the first sentence of the paragraph beginning 'Regardless' struck, and we authorize the president or the road committee chairman to post such notice on offending vehicles." Phyllis seconded the motion.

Ken and Sandra voted nay. Rick abstained. Motion carried on Five ayes.

Next up, covenant violations by Barbara McWha and her horses.

Six horses are being kept on the property, and are often grazing on other lands in the DMR, committing trespass by livestock. The District Court and a prior enforcement of our Covenants have established that two horses are a reasonable maximum.

Joe Rowe moved that “if Phyllis Arp's tenants don't remove four of the six horses by August 23, the President shall send the property owner a very strongly worded letter that her tenants are in violation, and that further action will be taken, copying the letter to the tenant.”

Chuck Smith seconded the motion. Phyllis abstained. Motion carried with the rest voting aye.

There were Open comments.

Chief Darrell asked for permission to weed-eat the DMPOA community center property. Of course, there were no objections.

Bill Flanders mentioned that two members of same the family signing checks, is not a good accounting practice, and that a different officer should be the authorized co-signer, to which the Board's response was “thank you.”

Motion to Adjourn was passed at 5:40PM on a unanimous voice vote, with only the Secretary too preoccupied to verbalize.