

DAVIS MOUNTAINS PROPERTY OWNERS ASSOCIATION, INC
Monthly Meeting, Minutes, July 9, 2011

Meeting began at 2:15 PM. Board members present were Ken Gossett, Marti Fellers, Rick Draheim, Joe Rowe, Steve Barr, Tamara Mayo, Jeff Smith, Phyllis Arp, Chuck Smith, Sandra Holzheuser

The Board was certified, a quorum verified, and the Agenda posting confirmed.

Joe Rowe led the Pledge of Allegiance.

Jerry Rhea prayed for rain, and asked God to help the new Board, as no lesser being would be able to.

The June 11 minutes were accepted as amended, with Sandra Holzheuser abstaining.

The June 25, 2011 annual minutes were accepted as amended.

The June 25, 2011 Board Meeting minutes read and approved.

Joe Rowe read the Treasurer's Report.

President Steve Barr requested that all Board members look at the Check Log.

Jeff Smith asked if we made reimbursement to the Equipment fund every three months.

Joe said yes.

Sandra Holzheuser asked if we were paying copy machine rental.

Joe said it was a Service Agreement.

Sandra asked about a CRA late fee.

Joe said that a check was mailed late.

Sandra asked Joe if the office manager could make a new file to make it easy to double check bills against checks written.

Joe said that we could but it would be much extra work.

Sandra said she would continue dealing with our current procedure.

Joe noted that our CD would be up for renewal in August.

Treasurer's Report approved upon a motion by Chuck Smith, with Marti Fellers 2nd.

A new Budget Committee was appointed: Joe Rowe, Marti Fellers, Chuck Smith, Rick Draheim.

Joe moves to approve said Committee, Chuck Smith 2^{nds}. The motion carries.

Steve Barr asserted, politely and without a trace of dictatorial menace, that no approval was necessary, as it was the President's prerogative to make such appointments. Joe Rowe quickly reread the DMPOA bylaws, and confirmed, in a completely cordial and non-argumentative fashion, that such committee appointments must be approved by the

Board.

Joe Rowe proposes that we retain our current accountant, Barry Wunch.
Phyllis Arp makes a motion to such effect. Chuck Smith 2nds. Motion carries.

The Road Committee report was read by Joe Rowe.
A new bracket was fabricated, and other maintenance done to the water truck and dozer.
Phyllis asked, when will the maintainer be ready?
Joe said, more than 10 days, but the water truck was ready to go.

New Road Maintenance Operator Mike Gray's probationary period was nearly ended.
The Road Committee recommended retaining him permanently, and raising his pay from \$16 to \$18 per hour.
Sandra asked if he had been able to demonstrate the appropriate proficiency in equipment use.

Phyllis makes motion to express gratitude and condolences to Mike, to say he is acceptable as a permanent employee, and in 90 days to evaluate him for a salary increase.

Joe objects, saying we have never denied a pay increase at initial probationary period end. Joe went on that Mr. Gray was very mechanically inclined, and definitely knows how to operate the equipment. It would be an insult to deny the raise.
Chuck Smith says Mike is more than capable.
Ken Gossett asks if the wage isn't a bargain rate.
The Arp motion dies for lack of 2nd.

Joe makes a Motion to retain Mr. Gray, and raise his pay to \$18 per hour at the end of his initial probation.
Chuck Smith seconds,
Five voted for the motion. The three opposed were Phyllis Arp, Sandra Holzheuser, and Tamara Mayo. The one abstention was Marti Fellers.
Motion carries

In delivering to the DMR our recently purchased Water Truck, driver Loren Spencer received traffic tickets in Arizona for having no "tanker certification" on his Commercial Driver's License. His net fine was \$884.00, after originally paying something like \$1302 and receiving approximately \$414 back from the court. Loren was a volunteer, who received no pay for delivering the water truck.
Phyllis Arp moves that the DMPOA reimburse Loren Spencer the net cost of this ticket.
Phyllis points out that Loren found that bargain truck for us, which saved us ten or twelve thousand dollars over any comparable truck.
Joe Rowe seconds the motion.
Motion carries on unanimous voice vote.

Steve Barr criticized Arizona for its Draconian ticketing practices. Jeff Smith seconds.

No vote taken.

New Fire Chief Darrell Fellers gave the Fire Department report.

Darrell said that the VFD would like to repair the large open concrete tank that had been damaged by being struck by one or more helicopter water buckets during the recent Tejano Canyon fire.

His beginning estimate was about \$300 to fix tank, which Darrell proposed to be split evenly between the VFD and the DMPOA, with labor provided by the VFD.

Phyllis asked if this would be the total expense.

Darrell replied there would be unknown plumbing parts expense, that he would donate some sand, cement, mortar, and that Dry-Lock seal would be purchased.

Phyllis Arp also volunteered to store the fish that are swimming in that tank in her tank, demonstrating that not only are we in the DMR humanitarians, but friends to all living things.

More practically, Phyllis asked the Treasurer if we had the budget for this.

The Treasurer asked the Fire Chief if he were confident in these estimated expenses.

President Barr offered that since the helicopters did the damage, he will check with the Texas Forest Service about reimbursement.

Phyllis Arp said, "I move to approve up to \$500 for the repair of the tank."

Joe Rowe seconds.

Carries on unanimous voice vote.

Darrell initiated a discussion to approve a joint effort with the VFD, the DMPOA and adjacent property owners to clear the rights-of-way of brush, tall grass, and trim trees, beginning with a demonstration road or section of road. The Board discussed this idea favorably, with no motions made.

Joe Rowe pointed out that the DMR has more problems than fire, erosion specifically, suggesting we might put limbs in gullies for erosion control.

Steve Barr said this was a "valid point."

Darrell suggested that at our burn pile, we should have a mulcher or chipper, and make larger limbs available to residents as firewood.

Bill Flanders pointed out that a Forest Service official said they may provide the loan of a chipper, at no cost to us.

Jeff Smith said the Road Committee and Fire Department should coordinate, and that in planning such brush abatement they should be aware of micro-conditions.

There was a 10 minute recess, with no schoolyard bullying.

At 4:32PM, we resumed.

For the Evacuation Committee, Marti Fellers reported that the phone list was done, and experimental phoning would commence the next day. Further, she said a full committee would be active in a week.

For reasons that were obvious after some thought, Marti said the lead callers are from different regions than those who are being called.

Joe Rowe reported on progress towards an Emergency Siren, likely to be placed on top of Apache Mountain.

Steve Barr asked us to consider the expenses involved, monthly power bill, maintenance, difficulties of testing and announcing the tests, etc.

Joe said the DMPOA has a facility with power.

Joe said the acquisition and installation expenses would start at \$3300, probably close to \$5000 with everything that's needed.

Darrell Feller mentioned that he was contacted by a property owner who wants to donate money for a siren, and that we can find more donors.

Water Resource Committee said it would meet July 17th and that Jeff Smith, Paul Van Tine, Steve Barr, Bill Flanders, Ken Gossett are committee members.

Discussed next was the Fire-Wise Assessment.

Phyllis Arp: "I move that the DMPOA, Inc. pursue becoming a Firewise Community / USA, including Board support of a Firewise Committee, which I volunteer to Chair."

During the course of discussion on that motion, Steve noted that \$28 per hour is available for earned value recognized by the Forest Service for all of our volunteer labor.

He went on to note that the Fire Service spent 12 to 15 million dollars on the Tejano Canyon Fire.

Joe Rowe pointed out that it was his impression that most people at the annual meeting do not support becoming a Firewise Community.

The question was moved, 5 favored and 4 opposed (including Sandra and Ken).

Ken Gossett said, "I move that DMPOA Inc assessments and fees not be used to support Firewise community."

Jeff Smith seconds.

Ken Gossett, Sandra Holzheuser, and Jeff Smith, favored. Opposed were Rick Draheim, Tamara Mayo, Joe Rowe, Phyllis Arp, and Marti Fellers. It fails.

Next up, Vie Webster sold Block 5, Lot 33, and the new owners wished to subdivide it

into 3 tracts, each of which would be larger than 5 acres.

The County Commissioners said they would not approve of the subdivision until they knew if the DMPOA Board would approve, and they needed to know by their meeting Monday July 11, 2011.

The new owners would be Oscar Baeza on Tract C, and his siblings, Reuben on tract B, Sylvia on tract A, although sister Mercedes would actually live on the latter.

Phyllis Arp objected to inconsistencies between the original survey and the new survey. Joe Rowe said he has talked with another surveyor who said that surveys done by the new surveyor, Trujillo, have been acceptable.

Jeff Smith strongly resented having to approve actions of people who haven't followed our covenants, but will approve this replatting, as the result is consistent with our rules.

Marti Fellers asked if the wording of this Agenda Item, "consider further action" allows the Board to move?

President Barr said "yes."

Rick Draheim said, "I move that we inform the County Commissioner's Court that the DMPOA has no objection to the replat of Lot 33 Block 5."

Phyllis - 2nd

Eight votes for the motion, Marti Fellers abstains.

Joe Rowe said that we caused to have filed at the Jeff Davis County Courthouse on June 29, 2011, fifteen "Affidavits of No Redemption" on the properties purchased at the November 6, 2001 Sheriff's sale.

Phyllis Arp moved to make Secretary Rick Draheim the new dmpoa.net webmaster.
Marti Fellers 2nds.

Sandra asked if he could post the Agenda on the web the Wednesday it was physically posted.

Rick said yes.

Six for the motion. Rick Draheim abstains.

Steve Barr called the new appointee "chicken;" against such insult the Secretary holds no grudge, and is not secretly plotting revenge.

Sandra warned us to watch out for bold and brutal coyotes.

Marti Fellers moved to adjourn.

Phyllis Arp 2nd.

Debate on the motion took less than 2 Plank-Wheeler times, (as less than 1 such unit would be meaningless under the laws of physics governing our Universe).

The motion carried.