

**DAVIS MOUNTAINS PROPERTY OWNERS ASSOCIATION, INC.**  
**MONTHLY BOARD OF DIRECTOR'S MEETING MINUTES**  
**AUGUST 10, 2019**

President Mike Fryer called the meeting to order at 2:03 P. M. A quorum was established, and proper posting of the Agenda verified.

The Invocation and the Pledge of Allegiance was led by Jeff Fisher.

Secretary Tracii Logan read the minutes from the July 13 ,2019 meeting. Mike Fryer made the motion to accept the minutes, seconded by Andy Pellegrin. The motion carried.

Mariel Davis presented the Treasure's Report. The check book balance was \$101,753.62, Reserve account shows \$133,293.17, Income \$4,864.83, Expenses \$6,820.44 and accounts receivable were \$62,407.00. Joe Rowe made a motion to pay the bills, seconded by Mike Fryer. The motion carried.

Mariel Davis continued at the present, there is no way to track past board actions- approval of expenditures and other important items-except to read the minutes of the meeting (s) during which the vote was conducted. Unless you know the exact month and year, this is a long and tedious search process. As we keep discovering, past boards have made decisions that the current board knows nothing about we would not even know to look, much less where to look. Last fiscal year the board voted funds to purchase a backhoe, but it has not been done. It just fell through the cracks because the research was never completed and reported back.

A running list of board actions throughout each fiscal year would be extremely useful to this and future boards. I am requesting that this list, separate from the minutes, become a regular part of the board proceedings. Our vice president has volunteered to maintain this list.

Mariel Davis presented the Budget Committee Report and stated the committee met on August 8, 2019. Meetings will be held at least once a month throughout the year.

After many trials and tribulations, the credit card application is finally on the its way. The water tank should be replaced within the next six weeks. We're anticipating the work may take up to two days, depending on what parts need to be replaced. There will be plenty of notice given before the work begins. We're exploring options to have water available during the time the tank is being replaced and the support system improved. The Road Committee is taking over the complex of cost/benefit analysis for the purchasing road materials vs. paying for the labour to process on-site materials.

Mariel Davis presented the Resolution Committee Report and stated the committee met on Ju 30, 2019 to begin processing accounts of property owners who have not paid their assessments for more than

two years, for referral to our attorney for demand letters and potential foreclosure. Attorney Milliron will be sending out letters over the next two weeks to those property

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owners whole files have already been forwarded to her. The committee will meet at least once a month for the foreseeable future.

Darell Fellers presented the Road Committee Report-See attached.

Chairman of the Road Committee made the comment, after the purchase of the backhoe, the committee needs to discuss the cost of a rock hammer. The cost will be approximately \$7,000.00. The committee will be requesting funds after a rock hammer is found.

The Legal Liaison Report was given by Mike Fryer. He stated that he attended the auction in Fort Davis regarding the sale of two properties located in the DMR. Neither property was bid on and will be transferred to the County Commissioner. They will decide how they will be deposited in the future.

2019 Texas HOA Laws Legislative updates were discussed. After much discussion, the matter will be tabled until the September meeting when the game warden will be discussing the new laws regarding guns, shooting and hunting within the DMR.

Mike Fryer submitted to the board an Agreement for Legal Services for Davis Mountains Property Owners Association, Inc. from Attorney Gregory S. Cagle outlining his services and fees. Mike Fryer will have more information regarding legal counsel for the DMR in the October board meeting.,

Mike Fryer made the motion to adjourn, seconded by Joe Rowe. The meeting was adjourned at 4:00 P.M.

Respectfully submitted by,

Tracii Logan

DMPOA Board Secretary

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APPROVED