

DAVIS MOUNTAINS PROPERTY OWNERS ASSOCIATION, INC
BOARD OF DIRECTOR'S MONTHLY MEETING MINUTES
MAY 14, 2011

President Bob Newman called the meeting to order at 2:10 PM. The eligibility of the members and posting of the Agenda were verified. Board members present Bob Newman, Joe Rowe, Marti Fellers, Jeff Smith, Chuck Smith, Tamara Mayo, Phyllis Arp, Steve Barr, Ken Gossett. Board member not present, Paul VanTine.

Marti Fellers read the April 9, 2011 regular monthly meeting minutes. Motion made by Steve Barr to approve corrected minutes. Seconded by Ken Gossett. Motion carried.

Marti Fellers read the April 28, 2011 special meeting minutes. Motion made by Steve Barr to accept minutes as corrected. Seconded by Chuck Smith. Minutes approved as corrected.

Joe Rowe gave the Treasurers Report. Steve Barr makes motion to approve and pay the bills. Seconded by Chuck Smith. Motion carried.

President Bob Newman read the Auditor's Report. Auditor states that she could not verify that the Financial Reports were furnished to the board and approved by the board because approved minutes were missing. (Auditor was unable to verify that all accounts balance as July 2010, December 2010, February and March 2011 Approved minutes were missing). Joe Rowe makes motion to accept the report, seconded by Marti Fellers. Motion carried.

Purchase of Water Truck. Joe Rowe makes motion to table this item and move it to 6b under the Road Committee Report. Seconded by Steve Barr. Motion carried.

Joe Rowe gave the Road Committee Report. In addition to the regular report Joe Rowe informs the Board that the DMR VFD has sent a letter to inform the DMPOA that their water truck will not be available to use for the roads as of June 5, 2011. Steve Barr makes motion to allow Joe Rowe to write a letter of thanks to the DMR VFD for the use of their truck. Seconded by Ken Gossett. Motion carried.

Fill vacancy on the Road Committee. Joe Rowe recommends that Ron Morton be the new member of the Road Committee. Joe Rowe makes the motion to approve his recommendation. Seconded by Phyllis Arp. Motion carried. President Bob Newman appoints Ron Morton to the Road Committee. Jeff Smith makes motion to approve the appointment. Seconded by Phyllis Arp. Motion carried.

Purchase of a Water Truck. Steve Barr makes motion to allow the Road Committee \$30,000.00 for the purchase of a water truck not including tax, title and license. Jeff Smith seconds. Motion carried.

Jerry Rhea gave the DMR VFD Report. Only 6 active fire fighters on the roster. Loren Spencer is still out on sick leave. Smoke smell was coming from the Marathon fires that are currently active. Rock House Fire is officially 100% out as of yesterday. No action required.

OLD BUSINESS:

Website and status of webmaster. Phyllis Arp requests someone else be web master after the Annual Meeting. Ken Gossett volunteered. No vote at this time. Item to be on the July Monthly Meeting Agenda

Update on Block 5 Lot 33. Bob Newman gave an update on this issue. This item was tabled at Commissioner Court until the survey/plat is corrected. Joe Rowe makes the motion that if by the June 2011 Commissioner Court meeting this group of owners does not present a proper replat of Block 5 Lot 33 we take legal action. Steve Barr seconds. Motion carried.

Follow-up on illegal dumping complaint. A formal complaint was taken to the Sheriffs Office and has been followed up by them. No other action required by the DMPOA at this time.

Nominating Committee Report/Election Judge Report. Phyllis Arp gave both reports. Phyllis Arp presents the Board with a list of volunteers to assist in the mail-out of the Annual Meeting documents. Phyllis Arp also presents a request for the Election Judge that he be allowed to pick one to two more people to help/be counters at the Annual Meeting. Joe Rowe makes motion "to let that happen". Seconded by Ken Gossett. Motion carried.

Approval of Voting Procedures. Joe Rowe makes the motion that we accept these voting procedures as presented. Chuck Smith seconded. Motion carried.

Approval of all documents in the Annual Property Owners mail-out. Joe Rowe makes a motion that from the Presidents well written letter we strike "voting" from the letter and approve all other documents. Seconded by Chuck Smith. Motion carried.

Phyllis Arp makes a request to include a "Firewise" enclosure in the Annual Meeting Mail-out as the VFD is not doing a mail-out this year. Phyllis Arp makes the motion that our board approve this light weight card and keep it under the postage for additional weight. Seconded by Marti Fellers. Opposed by 2. Motion carried. *The DMPOA Board of Directors also approved to pay for the cost of the card. Monies donated by Board members was returned to them.* (Jeff Smith donated \$100.00 to the mailers and Steve Barr said he would pay the difference).

Presentation for the ready set go program. Patrick Allen of the Texas Forest Service.
Firewise.org

Phyllis Arp makes the motion that DMPOA form a committee and become a Firewise Community for common lands. Seconded by Steve Barr. Phyllis Arp withdraws her motion. Joe Rowe makes the motion to make the DMPOA Block 17 Lot 13 a Firewise community. Seconded by Jeff Smith. Call for question. 2 opposed. Motion carried. Jeff Smith makes a motion and then withdraws it based on Jan Faulkerson's request. Jeff Smith requests that this subject be tabled (s) until the June monthly meeting so board members have the opportunity for further study of the "Firewise" program.

Marti Fellers gives an update on the status of the DMR Evacuation Committee Report. No action required by the Board at this time.

NEW BUSINESS

Fire Insurance Renewal. Chuck Smith moves that we stay with Livingston Insurance. Marti Fellers seconds. One abstention. Motion carried.

Preparation and posting of meeting Agenda. Joe Rowe moves as a motion that requests for an agenda item from a Board Member should be presented to the Secretary or the President by a day established by the secretary to be on the agenda. A request by a property owner should be discussed with a Board Member and then submitted for the agenda if the board member feels it has merit. The President and Secretary should compile the agenda format for flow and ease of the meeting and that the agenda should be posted by the secretary or designated representative if the secretary is not available to post it as required. Seconded by Phyllis Arp. Motion carried.

Duties of the Office Manager. Joe Rowe states that he is tired of being the only Board Member that seems to be concerned about making sure that our Office Manager knows and does all of her job. In his opinion the office is in complete disarray. In April there was a letter, and there was to be a meeting with another Board Member to discuss this with the Office Manager and that person did not show up. Marti Fellers has offered to help. This is a cautionary notice to the Office Manager. No other action at this time.

Extended parking of vehicles on the DMR Road. *Renters.* Lynnette Horne and husband have the vehicles sitting at the entrance to DMR. (they are currently renting). President Bob Newman will call them about this issue. Other Board *members* (owners) will keep calling every week until we get the situation resolved or the Board finds a different way to deal with the issue.

Dumping of "out of resort" materials at the brush pile. The person has been identified by four other property owners. This property owner, by default, has turned our brush pile into a commercial property. This is a violation of our Restrictive Covenants. Steve Barr

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makes the recommendation that our President write this person telling him to cease and

desist or we will be looking to seek legal action. A sign needs to be posted first and then a letter sent to the accused property owner. Jeff Smith moves that only brush, limbs and other acceptable debris from within the DMR is allowed in our brush pile. Phyllis Arp seconds. Motion carried.

Revisit open comments time limit. Steve Barr requested this issue. Joe Rowe makes the motion that we leave the two minutes time limit per topic on Open Comments at the discretion of the President. Seconded by Phyllis Arp. Motion carried.

Approval of volunteers to help the DMPOA Office Manager with the Annual Meeting mail-out. This item was on the Nominating Committee Report. Marti Fellers makes the motion to approve the request. Seconded by Steve Barr. Motion carried.

Annual Meeting Agenda. Marti Fellers presents the current Draft of the Agenda. No Fire Department Raffle this year. The DMR VFD has the Forestry Service to be on the Agenda. Ready/Set/Go presentation and Barricade home protection demonstration.

OPEN COMMENTS

Steve Barr makes comments on what he has been doing this last month with the Texas Forest Service Representative and lets the Board know that he is very passionate about the subject of fire and personal prevention. Joe Rowe commends Marti Fellers on all the work she is doing on the Evacuation Committee. Joe Rowe would like a big siren for the DMR. Put siren on the Agenda for next months meeting. Ken Gossett relays a story about the weather alert radios. NOAH WEATHER RADIO. Phyllis would like the Board to know that Jerry Rhea has already done the research for RGCOG for the automated phone alert calls.

Jeff Smith makes the motion to adjourn. Chuck Smith seconds. Motion carried.

Meeting adjourned at 6:15 PM

Respectfully submitted
Marti K. Brockman-Fellers
Secretary, DMPOA, Inc.

June 11, 2011