

DAVIS MOUNTAINS PROPERTY OWNERS ASSOCIATION, INC.  
BOARD OF DIRECTORS MONTHLY MEETING MINUTES  
NOVEMBER 12, 2011

At 2:10PM in attendance were Joe Rowe, Phyllis Arp, Sandra Holzheuser, Ken Gossett, Rick Draheim, Steve Barr, Chuck Smith, and Jeff Smith. Tamara Mayo and Marti Fellers were unavailable. The eligibility of the board was verified, and the Agenda posting confirmed. Joe Rowe led the Pledge, and Jerry Rhea asked God for rain. Phyllis Arp moved to approve the minutes of the prior meeting as amended. Chuck Smith seconded. Unanimously approved.

Joe Rowe gave the Treasurer's Report.

Sandra Holzheuser asked about a rope purchase. It was used to pull electrical wire. Joe Rowe moved to approve and pay bills, seconded by Rick Draheim, unanimously approved.

#### Resolution Committee

There are \$21,411.62 in past due property owners' assessments that are without arrangements to pay. A 2nd notice has been sent to 68 people, of whom 15 paid approximately \$13,000.

Rick Draheim asked if any of the 7 who may be turned over to the Resolution Committee had contacted us. Only one had, who said they would try to pay something.

Joe Rowe moved to turn over the seven accounts that were more than two years delinquent to the Resolution Committee. Sandra Holzheuser seconded. Unanimously approved.

Joe Rowe gave the Road Committee Report.

The road crew received a "thank you" note in the mail. Mr. Rowe described much work, on the roads and equipment, including pulling a stranded motorist out of a canyon.

The Road Committee had voted unanimously to complain about the excessive speeding of Ron Davis which they believe endangers the road crew, and wished the Board to write a letter to Mr. Davis to caution him.

Sandra Holzheuser made a motion that President Steve Barr call Mr. Davis before sending him a letter. Phyllis Arp seconded. Unanimously approved

Joe Rowe said that it was Ron Davis they had to pull out, because he was speeding around a hair-pin curve, without waiting for the then working road crew to finish.

Ken Gossett suggested as an item on December's agenda, Steve Barr reporting on his phone call. Mr. Rowe pointed out that what people have thought were speed bumps, were actually culvert covers. The Road Committee agreed the mounds might be too severe, and would be worked down.

Volunteer Fire Department Report by Chief Darell Fellers.

Our siren grant was declined by the Texas Forest Service. Fire School was a great event. Eight DMR firefighters obtained certificates. Mitigation around the burn pile would be held Saturday Nov 19th. Additional concrete pad to be poured this month. A 750 gallon metal tank and trailer to be acquired from Bart Medley at Jeff Davis County.

A 1550 gallon tank has been offered by a property owner half way up Apache Mountain as a replacement for a relatively inaccessible tank near the top.

Phyllis Arp moved to allow the DMR Volunteer Fire Department to remove the water tank from

Apache Mountain, and to relocate the rolling tank at the end of Thompson Trail.  
Rick Draheim seconded. Sandra Holzheuser abstained. All who voted, approved.  
Note that ownership of these tanks was not addressed in the above motion.

Joe Rowe moved to allow the DMR VFD to use the DMPOA Community Center for their Board of Directors meetings, if they so desire. Phyllis Arp seconded. Unanimously passed.  
Steve Barr noted that the Fire Department has allowed DMPOA meetings to be held at the fire house for decades.

The Chief said address labels would not be needed.  
Saturday December 17th at 6PM would be the Fire Department Christmas party. All property owners are invited, and asked to bring a covered dish.

Recessed 3:20PM. Resumed 3:40PM

#### Evacuation Committee Report

Jerry Rhea said we are expecting delivery of the siren this month. It's telephone number has been installed. Joe Rowe and friends to hook it up, all 450 screaming pounds of it.  
There is still the possibility of an Agricultural Department grant for a second siren, indirectly through Jeff Davis County.

#### Water Resource Committee Report, by Steve Barr.

Paul Van Tine has officially resigned as chairman. A new Chairman to be determined by the December DMPOA board meeting. On that Agenda should be placed the Committee's Mission Statement.

#### Firewise Committee Report, by Phyllis Arp.

Jeff Smith to be on the Firewise Committee.

Ms. Arp moved, that the Firewise Committee be given a web page devoted to fire-safety information and education, and mitigation tracking.

Seconded by Chuck Smith. The Secretary shall update the webpage, upon email of the necessary text by the Firewise Committee Chair.

Motion passed unanimously.

#### Cochise Canyon property, Block 11 Lot 11.

Mr Spanagel surveyed the lot, and noticed a cabin has been built totally into the DMPOA right of way.

Discussion was held.

Joe Rowe moved, that the President write Mr. Bailey a letter that we are aware of the situation, and that we are willing to work with any reasonable and legal solution that he can come up with, consistent with our Covenants, that will not require us to incur any expense, nor obligate us.

Joe Rowe withdrew the above motion.

Mr. Rowe made a motion that "the Board allow Mr. Rowe to contact our attorney Richard Baker, and request that he write Mr. Bailey a letter, and apprise him of our interest in remedying this situation."

Ken Gossett seconded. Sandra Holzheuser opposed. No abstentions. Motion carried.  
This right-of-way discussion to be continued on December's agenda also.

Community Center construction.

Joe Rowe moved to table this item to December. Phyllis Arp seconded. Unanimous.  
At that time shall be presented copies of bids, and a rough sketch of the site, for a 40ft x 8ft covered deck, with an estimated cost of three thousand in materials and one thousand in labor.

Use of facilities. List of rules and problems.

Phyllis Arp moved to table this item to December. Joe Rowe seconded. Unanimous approval.

Office reorganization.

Joe Rowe moved that... we allow Sandra Holzheuser to head up an office reorganization committee consisting of herself, the Office Manager, the Treasurer, and the Secretary, to move, store, or dispose as necessary.

Seconded by Phyllis Arp. Unanimously adopted.

Renewal of copy machine service agreement.

Joe Rowe so moved. Chuck Smith seconded. Unanimous approval.

Christmas letter draft by President Steve Barr

Joe Rowe made a motion that we shall approve the letter at the December meeting.

Chuck Smith seconded. Unanimous passage.

Office manager salary increase.

Sandra Holzheuser moved to adjourn to executive session. Phyllis Arp seconded. Unanimously approved. In session from 5:05PM to 5:15PM

Joe Rowe moved we increase office manager's salary by \$1 per hour. Phyllis Arp seconded.

Unanimous approval. Office Manager Deborah Lagarde thanked the Board for her raise.

Open Comments.

Joe Rowe thanked Darell Fellers for digging the ditch for the new conduit.

The Board welcomed the Flanders back, and commended them for their excellent work running the community lending library.

Darell Fellers thanked the road crew for removing trees from intersections, and improving visibility.

Steve Barr said the rooftops are ten times as many as when he moved in. The President commended the board for handling things smoothly, and commended the community in general for the level of friendship shown.

Adjourned with unanimous approval at 5:20PM

Recorded by  
Rick Draheim, Secretary