

**Davis Mountains Property Owners Association, Inc.**

**Monthly Board of Directors Meeting**

**November 14, 2020**

The meeting was held at the Davis Mountains Community Center. Board members present were Dale Learish, Tracii Logan, Janette Winters, Chris Kirby, Joe Rowe, Darell Fellers, Wretha Smith and Lori Edwards. Not in attendance were Tommy Jackson and Mariel Davis. Dale Learish substituted for Mariel Davis, Treasurer.

**The following New Business was discussed:**

The meeting was called to order by Dale Learish at 2:00 pm, a quorum was established and proper posting of the Agenda was verified. Dale Learish led the Pledge of Allegiance and Tracii Logan gave the invocation.

The minutes of the previous Monthly Board Meeting on October 10, 2020 were read by Lori Edwards. The following corrections were required 1) Chris Kirby (not Paul Connor) suggested that Attorney, Theresa, be consulted for advice as it would be free and 2) Chris Kirby (not Paul Connor) stated that he had windows that might be used for the office window project and that he would donate one for free. A motion to approve the minutes, as corrected, was made by Tracii Logan and seconded by Joe Rowe. The motion carried.

The Treasurer's report was given by Dale Learish who also noted the purchase of caliche for the front road. A motion to approve payment of the bills was made by Wretha Smith and seconded by Janette Winters. The motion carried. A motion was made by Janette Winters to approve payment on the caliche purchase at a cost of \$5950. The motion was seconded by Joe Rowe. The motion carried.

The Road Committee report was given by Darell Fellers. The report included completed road work, culvert repair, and road material processing as well as repairs and maintenance on road equipment. The rock crusher is now operational and 200 cubic yards of caliche were purchased for road mix and blending. In addition, the community center's septic tank was serviced due to the flushing of non-digestible products down the toilets which resulted in a clog at the inlet to the tank. Tracii Logan volunteered to make a sign to hang in the restroom explaining what can safely be flushed down the toilets.

A motion to approve the purchase of an additional 200 yards of caliche for the front road with any additional money needed for the purchase to be taken from the major equipment purchase fund, was made by Joe Rowe. The motion was seconded by Janette Winters. The motion carried.

**The following Old Business was discussed:**

The minutes for the Monthly Board Meeting on June 13, 2020, Budget Committee Report, paragraph three, were discussed. Following discussion, a motion to approve the minutes, as written, was made by Chris Kirby and seconded by Lori Edwards. The motion carried.

Dale Learish spoke on the credit card status, explaining that the credit card application was pending re-submission to Fort Davis State Bank.

Darrel Fellers spoke on the status of the office window, explaining that supplies still needed to be purchased. Chris Kirby stated, again, that he has some windows that might fit and that he would donate them for free. Darrell will measure the windows to see if one will work.

Joe Rowe opened a follow-up discussion on his view that the Board should seek legal counsel on actions that can be taken to prevent B and Bs in the DMR, as this is a violation of the Covenants. Chris Kirby stated that he had suggested the same idea at the previous monthly Board meeting. Tracii Logan opened the discussion on whether or not new property owners were made aware of the Property Owners Association, Covenants and By-Laws and who is responsible for doing so, the Title Company or the Realtor. A new property Owner, present at the meeting, stated that they had not received any information on the Covenants or By-laws. Tracii Logan stated that she would research the above and report her findings at the next monthly meeting. Property owner, Steve, stated that 20 years ago, the Board had prevented a property owner from operating a Bed and Breakfast in the DMR. He also stated that it is the Boards responsibility to uphold the Covenants and By-Laws. Following a lengthy discussion, Chris Kirby made a motion to have the Legal Liason seek legal counsel on what actions can be taken by the Board to prevent B and Bs in the DMR. The motion was seconded by Janette Winters. The motion carried.

**Open Comments:**

Lori Edwards stated that Darell Fellers had been given multiple responsibilities and proposed that the Board consider hiring additional help. It was noted that these are part of his responsibilities, per his job description.

Traci Logan stated that the first Covid case had occurred in our community and that this person could use help. Volunteers were requested to deliver meals for the family.

Joe Rowe made the motion to adjourn the meeting and Janette Winters seconded the motion. The motion carried. The meeting adjourned at 3:25pm

Respectfully Submitted,

Lori Edwards, Secretary

Approved