

DAVIS MOUNTAINS PROPERTY OWNERS ASSOCIATION, INC.
BOARD OF DIRECTORS MONTHLY MEETING MINUTES
OCTOBER 8, 2011

At 2:01PM in attendance were Joe Rowe, Phyllis Arp, Marti Fellers, Sandra Holzheuser, Ken Gossett, Rick Draheim, Steve Barr. Chuck Smith, Jeff Smith, and Tamara Mayo were unavailable. The eligibility of the board was verified, and Agenda posting confirmed. Joe Rowe led the Pledge, and Jerry Rhea thanked God for rain. Ken Gossett moved to approve minutes as amended. Phyllis Arp seconded. Unanimously approved.

Joe Rowe gave the Treasurer's Report. The Treasurer requested that we put on November's agenda, Deborah Lagarde's annual consideration for a salary increase.

Sandra Holzheuser noted that the mileage reimbursement was large, but noted that it was for a water truck delivery. She also examined the equipment maintenance budget. Marti Fellers made, and Ken Gossett seconded, a motion to approve the payment of bills, which passed unanimously.

Joe Rowe brought up the past due accounts of property owners.

Recently, over nine thousand dollars has been collected, with forty people paid in full, and others making arrangements to pay. As of the date of this meeting, sixty-eight property owners were still behind, sixty-one of which were two years or less in arrears, and seven were more than two years past due. The Treasurer noted that a second collection letter would presently be mailed to those sixty-eight delinquent property owners.

Joe Rowe moved that if those property owners who were more than two years in arrears of their DMPOA assessments don't pay within thirty days, they be turned over to the Resolution Committee which will then take further action to collect, up to and including forced sale of the delinquent properties.

Marti Fellers seconded the motion, which passed unanimously.

"I move we appoint a Resolution Committee consisting of Joe Rowe, Sandra Holzheuser, and Chuck Smith," said Phyllis Arp, to which Rick Draheim seconded, and the Board passed unanimously. Our Covenants require three people on this Committee.

Joe Rowe gave the Road Committee report, noting much road work had been done, and much maintenance work on the equipment.

Sandra Holzheuser wondered about our policies involving the installation of culverts.

Ken Gossett said, and others agreed, that we had asked the adjacent property owner to buy the culvert that would go under their driveway near the DMPOA road, and that the DMPOA road maintenance crew would install the culverts. Joe Rowe noted that the amount of work to install them is often substantial.

Chief Darell Fellers gave the Fire Department report.

There were no fires or other calls. The equipment was in good working order. The "Chief Rhea" name is to be installed on our newest and best fire truck. A FEMA grant application for a tender tanker truck of two thousand gallons has been submitted. Several months are needed for a reply, perhaps two years for any money. The transfer pump concrete pad was in place.

Chief Fellers said many in the Department would go to training classes October 21, 22, 23. The Department would perform mitigation of brush around burn pile 9am Saturday the 15th. He pointed out that 24 hour notice is now required to burn the pile, with a 7am to 7pm time limit on the burn, and Fire Marshall approval required. The snow is unlikely to give us such notice before it falls.

Several audience members started to discuss VFD assistance with brush removal on private property within the DMR, (that was not part of our brush mitigation program along DMPOA right-of-way). The DMPOA Presiding Officer pointed out that this was a matter for the VFD, and not for the DMPOA Board.

The Board recessed at 3:25, and resumed at 3:45PM

Marti Fellers gave the Evacuation Committee report.

She had a partial draft of the evacuation plan. Ken Gossett recommended we update the plan as needed, and keep it as a live document.

Jerry Rhea said that the siren was ordered Sept 26. It would take six weeks for delivery, possibly by the November DMPOA Board meeting. He had heard nothing from the Forestry Service on the grant request. The siren is 130 decibels, which is extremely and appropriately loud.

Water Resource Committee.

Ken Gossett talked with Committee Chair Paul Van Tine, who believed the WRC should work on a long-term Master Plan, and should work with the Fire Department on specific projects. Joe Rowe now agreed, and Steve Barr too, that the continuation of the WRC is valuable, even if it meets only a couple of times a year.

Phyllis Arp, made a motion that for the November agenda, the Water Resource Committee will let the DMPOA Board know if Paul Van Tine will continue to chair the Committee. If not, the WRC will advise the DMPOA Board as to the status of the committee.

Joe Rowe seconded the motion.

Sandra Holzheuser would like the committee to provide us with a mission statement, telling us their goals, and so moved this as an amendment to the prior motion.

Phyllis Arp accepted this as an amendment to her motion. Joe Rowe actually seconded the amendment.

The vote on the amendment was unanimously favorable.

The vote on the motion, now amended, was also unanimously favorable.

Phyllis Arp, gave the Firewise Committee report, noting that the members were back in town, so it would meet soon.

Rick Draheim in the website report, said it was now current with all minutes, and that Agendas are posted at the website simultaneously with their posting at the DMPOA building.

The issue of Speeding Drivers was again considered.

Ken Gossett made a motion, that the road committee be authorized to add or remove speed bumps as required to slow traffic or improve drainage.

Sandra seconded the motion, and suggested that latter phrase.

Phyllis Arp offered as an Amendment, “speed bumps or dips.”

Marti Fellers seconded the amendment.

The amendment passed unanimously. The motion as amended passed unanimously.

Joe Rowe suggested we check the legality of speed bumps and their signs, the price of manufactured speed bumps, and we put speed bumps out for testing.

During Open Comments, Cindy Davis brought some complaints, comments, and questions from her neighbors about how Squaw Valley was recently maintained. (One of the complaints was a contentious unverifiable third-hand account without attestation.) Road Committee Chair Joe Rowe noted that at that time the work on Squaw Valley was not yet completed.

Marti Fellers, said that a property owner wants to divide a tract, which consisted of over one hundred acres. She wondered if the property owner should go to the DMPOA Board for approval. (Note that the Board neither approved nor denied nor examined the possible request for subdivision.) Yes, responded Steve Barr and several Board members, and to the County Commissioners Court.

There will always be an empty spot in the DMR since Brady Mayo left us. If the whole world were like him, we would have world peace.

Marti Fellers moved to adjourn. Ken Gossett seconded. Unanimous approval at 4:43PM.

Approved Minutes
Rick Draheim
DMPOA Secretary