

Davis Mountains Property Owners Association, Inc.

Monthly Board of Directors Meeting

September 12, 2020

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

Joe Rowe stated that Corporate Law dictates that the President may not act as Secretary, and should not post the agendas. Joe clarified that others, with the exception of the President, may post agendas if asked to do so by the Secretary and that the Secretary should sign the agenda prior to posting. Dale stated that he would keep that in mind.

The meeting was called to order by Dale Learish at 2:03 pm and a quorum was established. Dale Learish gave the invocation and led the Pledge of Allegiance.

The minutes of the previous Monthly Board Meeting on August 8, 2020 were read by Lori Edwards. A motion to approve the minutes, as read, was made by Mariel Davis and seconded by Chris Kirby. The motion carried.

The minutes for the Monthly Board Meeting on June 13, 2020 were tabled due to the absence of Tracii Logan. A motion to table approval of the minutes was made by Dale Learish and seconded by Janette Winters. The motion carried.

The Treasurer's report was given by Mariel Davis. A motion to approve payment of the bills was made by Mariel Davis and seconded by Chris Kirby. The motion carried.

Dale Learish spoke on the status of the credit card application, stating that Fort Davis Bank had requested more information and that a reply from them was still pending. No action taken.

The Road Committee report was given by Darell Fellers, who explained the necessity of purchasing one drum of motor oil at a cost of \$550. A motion to approve payment for this expenditure was made by Janette Winters and seconded by Tommy Jackson. The motion carried.

Dale Learish read the letter of resignation from Una Learish, Office Manager. Her resignation will be effective July 1, 2021. She requested that a replacement be hired in advance so that she would have adequate time to provide training. Joe Rowe made a motion to accept the Resignation letter. The motion was not seconded. No action taken.

The Board discussed the part-time mechanic position. The position will be for 20 hours per month at a salary of \$15/hr. Paul Connor has agreed to accept this position. The board noted that hours will be used and combined as needed, and will be coordinated by Darrel Fellers. A motion to hire Paul Conner, as Part Time Mechanic was made by Tommy Jackson and seconded by Joe Rowe. The motion carried.

Open comments began with Dale Learish explaining that a landowner was using their property as an Air B and B. Of primary concern were fire safety and if this was considered a commercial venture and thus in conflict with our covenants. Additional concerns were the lack of on-site sewage facilities, proper garbage disposal and the safety of renters. Following a lengthy discussion, Joe Rowe offered to attempt to locate a previous letter, sent to a property owner concerning a similar occurrence, that might prove helpful in this case. The discussion was tabled until the next meeting.

Mariel Davis stated that a previous board motion had been passed to include Old business and New Business on the meeting Agenda and that the Board should resume this practice. Following discussion, it was agreed that future Agendas will include sections for Old and New Business.

Joe Rowe stated that meeting Agendas should be posted on the DMPOA website. This will be done by Lori Edwards, Secretary, in the future, through our Webmaster, Ralf Patterson.

Janette Winters stated that Mr. Garcia would like to come for a meet and greet following the Monthly Board meeting on October 10, 2020.

Sue Smith, in reference to the Air B and B discussion, stated that in the past the Board had prohibited a property owner from renting out their cabin.

The process for monthly Agendas will be as follows: Board members will contact Dale Learish, President, in a timely fashion, for items they wish added to the agenda. Dale Learish, will provide the agenda items to Lori Edwards, Secretary. She will modify the agenda to include old business and new business, type, sign and post the Agenda.

Chris Kirby requested that previous redundant items, that have been discussed numerous times, not be included in future agendas.

Janette Winters made the motion to adjourn the meeting and Joe Rowe seconded the motion. The motion carried. The meeting adjourned at 3:14 pm

Respectfully Submitted,

Lori Edwards, Secretary