

Minutes of the POATRI Board of Directors Meeting April 30, 2011

The April 30, 2011 meeting of the Board of Directors was called to order at 10:30 am.

Present were: Jeff Daly, Frank Oxsheer, Charlie Oakes, Tanya Phillips, Marbert Moore, Dori Ramsay, Vern Stump, Randolph Williford, Paul Burger.

There were several public service announcements.

Minutes from the January meeting were accepted. Motion by Randall, seconded by Vern. Unanimous approval.

Marbert Moore gave the treasurer's report.

Tanya announced that Steve Chene the GM resigned this month and that Marbert would give the GM's report. There was some discussion about the salary offered to the GM.

Committee Reports

Audit -Dan Patchin is the new chair of the Audit Committee but was just appointed. He will be looking to add a member or two to his committee.

Budget and Finance-Marbert Moore reported. Items included looking at the possibility of a remote control for pump operation and possibly amending the budget as our expenses for lawsuits has been lower than budgeted.

Hunt –Jeff Daly reported that he is continuing working with the Game Wardens and has requested they be at the October Board meeting.

Airport-Vern Stump reported that we will have an outage of the airport when we run the pipe for the new well across the landing strip and will have to take appropriate action to notify the proper people.

Road Issue Taskforce-Charlie reported that the road crew is collecting road material for future road work from property owners. A form has been developed for permission for the road crew to take material and can be gotten at the front desk.

Property Owner Software Evaluation-Marbert Moore reported that the committee's current recommendation is to continue to use TRIPOD until the costs outweigh it's usefulness. We currently are spending almost no money on TRIPOD.

Tanya reported on a meeting with the staff and the Board yesterday. In the absence of a GM, the meeting was to make sure the board was aware of the needs of the staff. Several items were approved including tires for the maintainer, a key box for the door and the use of the old tack room for indoor maintenance projects. Also, the request was made for a first aid class and moving the 911 phone closer to the pool.

Dori read the minutes from the Executive Session of April 15, 2011.

Under New Business, Dori read the Communications Committee report. The first newsletter is available online and the hard copy is at the printer.

New Well-Marbert reported that the pump has been installed, tested and we are awaiting wellhead piping and electrical. He also reported that there was a bad leak in the water line earlier in the month that has been repaired.

Lawsuit updates-Vern reported that the Meade lawsuit which is covered by our insurance is proceeding.

The Suber gating lawsuit has a tentative trial day in August with a Summary judgment hearing in June.

Tanya reported on the ending of the Braun lawsuit with a directed verdict in favor of POATRI and said that the appeal time had passed with no appeal. POATRI was awarded court fees.

Resolutions-

Resolution : WHEREAS,

In the best interest of the Property Owners Association of Terlingua Ranch, Inc. (POATRI), I motion that the Board create the position of Legal Coordinator who would work in tandem with the Board president.

BE IT HEREBY RESOLVED:

The Legal Coordinator will have the following Duties:

- 1.) Act as a liaison between POATRI's Board of Directors and its corporate attorney or any other attorneys engaged by POATRI.
- 2.) Assist the president in the execution of Board decisions requiring the advice or services of legal counsel.
- 3.) Monitoring the projects that the attorney(s) is/are engaged in and reporting their progress to the Board.
- 4.) Tracking and verifying attorney expenses and invoices.
- 5.) Verifying requested POATRI documents are delivered to the attorney.

Length of Appointment: The Board at any time, with a simple majority vote, has the authority to reappoint the legal coordinator, replace the legal coordinator with another director, redefine the duties of the legal coordinator, or eliminate the position of legal coordinator. The legal coordinator may resign the position at any time by verbal or written notice to the Board president, or other officer if the president is unavailable.

Motion By: __Paul_____

Second: __Frank_____

Ayes: _____6___ Nays: _____2_ Abstain: ___1_____ Absent:

Record of voting:

J.Daly __Y__ R. Williford _____N____ M. Moore __Y____ P. Burger _____Y_____

C. Oaks __Y__ F. Oxsheer __Y__ D. Ramsay __Y__ V Stump _____A__ T. Phillips _N_____

Does this item have a financial impact to POATRI? The economic impact to POATRI is definitely positive through the Legal Coordinator's oversight of our legal expenses as described in his item #4 of his Duties.

If yes, please include a cost analysis and define where this item will fit into the budget.

Resolution : WHEREAS,

In the best interest of the Property Owners Association of Terlingua Ranch, Inc. (POATRI), I nominate Vern Stump to hold the position of Legal Coordinator for the Board.

Motion: _____Paul _____

Second: _____Marbert_____

Ayes: _____7___ Nays: _____1_ Abstain: 1 Absent:

Record of voting:

J. Daly __Y__ R. Williford _____N____ M. Moore __Y____ P. Burger _____Y_____

C. Oaks __Y__ F. Oxsheer __Y__ D. Ramsay _Y__ V Stump _____A_____ T. Phillips _____Y__

Does this item have a financial impact to POATRI? _____N_____

If yes, please include a cost analysis and define where this item will fit into the budget.

Tanya will create a Taskforce to recommend changes to Article 3 that will take out language that ties voting to payment of special fees and other language that is obsolete. The taskforce is to report back to the July board meeting so that the changes can be submitted to the membership with the December ballots.

There was no additional discussion in the Property Owners discussion time.

The meeting was adjourned on a motion from Charlie with a second from Randall .

Respectfully submitted

Dori Ramsay

Secretary