

Skyline Ranch Estates Property Owners Association

P.O. Box 2287
Wimberley, TX 78676

Annual Meeting

April 21, 2007

The 2007 Annual Meeting of the Skyline Ranch Estates Property Owners Association was held at the Wimberley Community Center at 10:30 a.m. on Saturday April 21, 2007.

The total eligible voting membership represented at the meeting was 54. This included members present and members represented by valid proxies. Eligible voting membership of 63 is required for a quorum. Since the quorum was not met, official business requiring a vote was not able to be conducted.

The meeting was called to order by President Kate Conroy who welcomed the POA members and introduced the current board members:

- Kate Conroy, President
- Carl Galante, Vice President
- Ed Ziegler, Treasurer
- Mary Mettenbrink, Secretary
- Chris Lowry, Member

Thanks were extended to Ed Ziegler for his three years of service on the board and to Chris Lowry, who is resigning, for one year of service.

Skyline Ranch Estates property owners who are new to the neighborhood were asked to stand and were given a warm welcome.

Kate Conroy extended a special thanks to Susan Ross for once again giving her time and expertise in putting together in its entirety the Skyline progressive Christmas dinner. If you have not yet attended this event, plan to do so. It's a definite highlight in the year.

Minutes: Minutes of the last Annual Meeting were distributed. A motion was made and seconded to accept the minutes of the 2006 Annual Meeting. The minutes were approved.

Kate Conroy noted that there were two items placed on the agenda for discussion:

- 1) The Water Supply Corporation has approached the POA board regarding the possibility of obtaining POA funds to help defer the cost of some upcoming repairs in the system.
- 2) Address the need for possible changes in the POA By-Laws.

Ed Ziegler was asked to address these two items in more detail after he presented the treasurer's report.

Treasurer's Report: Ed Ziegler presented the treasurer's report.

For the year 2006, the total collection was \$3340.65. The total disbursement was \$2413.51. The bank balance on December 31, 2006 was \$10,660.46.

As of March 31, 2007 the total collection thus far for 2007 is \$2864.98 and the total disbursement thus far is \$115.50. The bank balance as of March 31, 2007 was \$13,409.94.

A motion was made and seconded to accept the treasurer's report. Report was approved.

Water Supply Corporation: Ed Ziegler explained that the WSC has approached the POA board regarding the possible use of excess POA funds to help defer the cost of the approaching water system repair which is estimated to be \$17,000. The POA has over \$13,000 at the present time. If for example \$5000 were kept in the POA as a buffer fund, \$8000 could be transferred to the WSC. The alternative to this option would be an **additional assessment** to property owners by the Water Corporation to cover the repair costs. It was noted that the WSC does have the funds to cover the \$17,000 estimated repairs at this time; however, it would leave them without any buffer fund to cover unforeseen emergencies. POA funds could provide that buffer fund; however, according to the POA By-Laws enacted in 1985 the use of the annual POA assessment is to be used exclusively for the upkeep and repair of the roads in SRE. We are no longer responsible for this since the county has taken over our roads. The same by-laws do state that one of the purposes of the POA Corporation is owning and/or operating, and providing for the care, upkeep, maintenance and repair of a water supply system servicing Skyline Ranch Estates.

Burt Ray mentioned some concern with transferring POA funds to the WSC in terms of possible legalities connected to the non-profit status of the WSC. Some research would be necessary to determine if the transfer of funds would jeopardize the non-profit status.

No official action was taken on this matter because of the lack of a quorum at the meeting.

POA By-Laws: Ed Ziegler reported that the vote held last October, 2006 to change the by-laws did not pass. A 75% affirmative vote of all eligible voters is required to make by-law changes. The **total** number of votes returned did not quite make 75% and not all of those were affirmative votes. The proposed changes were: 1) Change the %75 percent vote required to change by-laws to a majority of votes. 2) Change the present two-thirds membership needed to constitute a quorum to 40%. A discussion followed regarding the clarity and reasoning behind the need to seek these changes. As noted earlier the use of funds from POA assessment dues is for the maintenance and repair of the roads as written

in the by-laws. This is an additional area of change to look at in order to facilitate possible use of funds for the Water Corporation repairs or any other appropriate need in the future.

Sam Young asked if the voting process was still open. It had not been closed. A discussion followed regarding the possibility of generating a list of property owners who had not yet voted and contact them to urge them to vote. This could possibly be done on line via the Skyline email list.

Neighborhood Watch: Chairman Pat Koepp was not in attendance. Block captains reported that they each have the contact forms which property owners are encouraged to fill out and give to their block captains to have on file in case there is an emergency which would necessitate contacting a property owner if they are out of town. Neighborhood Watch sponsors the National Night Out each year in the summer. Being a Neighborhood Watch subdivision also enables us to receive valuable crime update information from the sheriff's department via the Skyline email list. Harlan Mettenbrink also noted that the Water Corporation also utilizes the block captains for notification purposes if needed for specific water issues. The block captains are:

Pat Koepp 847-1673
Carol Wilson 847-8378
Petesie Lee 847-8978
Kay Alison 847-1873
Beverly Galante 847-9395
Ed Ziegler 847-7914

Architectural Committee: Joe Harrison, Barbara Grupinski and Beverly Muse are on the architectural committee. Members were not present at the meeting. Residents are asked to contact the committee for approval of building, additions or changes.

General Notes:

Bob Fulton reminded everyone of the upcoming May 12th election. One item on the ballot is an amendment to the state constitution regarding senior citizens ability to take advantage of the previously passed property tax reduction. Bob also reported that he has talked to the county regarding filling the many pot holes that have developed in our roads. The county has put in a work order for it. Thank you Bob!

Sam Young recognized and thanked Jim VanOverschelde for his tireless and diligent work being done as a school board member. Jim keeps the neighborhood updated on school board activities by regular emailings.

The question was raised regarding the status of the possible cell tower in our general area. Kate Conroy reported that her last contact with the cell tower representative was some time ago. At that time they were looking at another possibility. No one had any more current news on this matter.

The question was raised regarding the possibility of a Wal-Mart coming to the Wimberley area. No one had any information regarding this. The comment was made that Wimberley in all probability does not have the population base to support this.

Of community interest, mention was made of the Wimberley Swim Project. The goal apparently is to develop a multi-use aquatic facility in the area. No one had much information about this at this time but it was noted that there are to be community informational meetings about this held early in May.

Election of new POA Board Members: Ed Ziegler has completed his three year term and Chris Lowry is resigning after one year. The board has nominated Petesie Lee and Carol Wilson to fill these two vacancies. Since a quorum was not reached for this meeting the nominees were not able to be elected. The board of directors may appoint them at their next meeting.

The meeting was adjourned at 11:30.

Mary Mettenbrink
SRE POA Secretary