

Skyline Ranch Estates Property Owners Association

P.O. Box 2287
Wimberley, TX 78676

Annual Meeting
April 19, 2008

The 2008 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 19, 2008.

The quorum requiring two-thirds of eligible membership votes was met for this meeting.

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

Kate Conroy, President
Petesie Lee, Vice President
Carl Galante, Treasurer was not present
Mary Mettenbrink, Secretary
Carol Wilson, Member

Minutes: The minutes of the 2007 Annual Meeting were read. A correction was noted. A motion was made and seconded to approve the minutes as corrected. The minutes were approved.

Treasurer's Report: In the absence of Treasurer Carl Galante, Mary Mettenbrink presented the treasurer's report as prepared by Carl. The annual report was prepared reflecting the time period of 4-30-2007 through 3-28-2008. Mary provided some additional information regarding the items which were in the categories listed.

Starting balance: \$13,142.05
Total inflow: \$2673.60
Total outflow: \$2,021.45
Ending balance: \$13,794.20

A motion was made and approved to accept the treasurer's report as presented. Sam Young then noted that the fiscal year is the calendar year of January 1 to December 31. Sam Young made a motion to have the annual treasurer's report rewritten to reflect the fiscal year of January 1, 2007 to December 31, 2007. The motion was seconded and approved.

Election of new POA board members: Kate Conroy and Mary Mettenbrink have completed their term and will be leaving the board. A slate of three candidates for the two board positions was presented. These candidates were Judith Nicholls, Gary Yowell and Gerald Tempton. President Kate Conroy asked for additional nominations from the floor. There were none. While ballots were being passed out the question was raised as to why the board of directors has five members when a few years ago it had six members. Mary Mettenbrink responded by explaining that either five or six persons on the board of directors would meet the by-laws specifications. A few years ago a board member resigned before their term was completed. It was difficult finding a replacement so the board made the decision at that time to operate with five board members instead of six. Bob Fulton made a motion to accept by proclamation all three candidates as the new members of the board of directors. The motion was seconded and approved. Judith Nichols, Gary Yowell and Gerald Tempton will join Petesie Lee, Carol Wilson and Carl Galante as the POA board of directors.

Recognition and Thanks: Kate Conroy recognized and thanked various members of the POA for generously giving their time, talent and energy to help the Skyline community! These included:

Thanks to Susan Ross for engineering the Christmas progressive dinner. Susan noted that the date for this year's dinner would be Sunday December 14. She also noted that she would need early responses when the letters go out since she will be working under time constraints this year.

Additional thanks to Bob Fulton and Sam Young for filling many Skyline pot holes this year, to Stan and Barbara Grupinski for watering the flower pot at the entrance of Skyline, to Eric Eubank for maintaining the Skyline website and email system, to Pat Koeppel for organizing the Neighborhood watch program and lastly thanks to those serving on the architectural committee!

New Neighbors: Kate Conroy welcomed and recognized new POA members who have recently moved to Skyline Ranch Estates, are in the process of building or have purchased property with the plan to move to Skyline in the near future. Those welcomed included: James and Toni Nelson, David and Linda Glosson, Wayne and Heidi Reeh and Curtis and Carla Phythian.

POA funds for Water Supply Corporation: Kate Conroy reported that this winter the POA received a letter from the WSC requesting the use of POA funds to help cover the costs of repairs to the water system. These funds could help to defer the need to assess residents or obtain a loan. The POA has gradually built up funds throughout the years and at the time of the request had a balance of over \$11,000. In the past there has been some discussion and concern about negatively affecting the non-profit status of the WSC by transferring funds from the POA to the WSC. The WSC board reported that they contacted various state agencies regarding this and has found nothing that would affect this status negatively. The POA board studied and discussed the by-laws regarding the use of funds. It is recognized that the by-laws are in need of being updated but as they are written currently, the board granted the WSC request based on Article II. Purpose, which includes the care, upkeep, maintenance and repair of a water supply system for Skyline Ranch Estates. The board made the decision to limit the amount of funds transferred to the WSC to that which will maintain a minimum balance in the POA account of not less than \$5000. A motion was made by Bob Fulton to provide funds if the Water Supply Corporation does not have sufficient funds up to a limit of \$7000 and while also maintaining a POA balance not lower than \$5000. The motion was seconded and approved.

Updating by-laws: The POA By-Laws written in 1985 are in need of being updated. One item of particular interest was the consideration of changing the two-thirds of eligible votes required for quorum for the annual meeting. There was discussion of this matter which resulted in two motions. One related to changing the votes for quorum and another relating to amending by-laws by voting by mail. After more discussion it was noted that the by-laws did already include amending by written assent and that a 75% vote was needed to amend. The number of votes represented at the annual meeting did not meet the 75% amount. The motions were withdrawn. A motion was then made and approved to form a committee of POA members including a board member to work on updating the by-laws. Volunteers for this committee are: Matt Evans, Eric Eubank, Bob Fulton and Joan Balslev.

Neighborhood Watch: Chairman Pat Keoppe was not in attendance. It was noted that this year the National Neighborhood Night Out will not be in August but will be in October. Neighborhood Watch block captains were introduced. These include: Pat Keoppe, Petesie Lee, Kay Alison, Beverly Galante and Ed Ziegler.

Beautification Committee: In the past there had been a beautification committee however, it has recently not been active. Anyone interested in being on this committee is asked to contact Barbara Grupinski.

Architectural Committee: Members of the committee include Bernie Ross, Joe Harrison, Beverly Galante and Carl Galante. Bernie Ross reported that this past year there have been several items presented to the committee for approval. These included new home construction, modifications and additions to homes or property. The fee for new home construction is \$100 and the fee for modifications or additions is \$25. POA members are reminded to contact the committee when planning for any of these changes to your property.

Miscellaneous:

- It was noted that the message board on the entry road is in need of repair. A motion was made and approved to build a new message board. Stan Grupinski volunteered to do this. Anyone wishing to give an opinion on the design of it should contact Stan.
- A discussion was held regarding the county road work going on in Skyline Ranch Estates at the present time. The county apparently will resurface the roads with tar and crushed rock.
- Persons who walk in the neighborhood and smoke were asked to be courteous and not throw cigarette butts down as they walk.
- Kate Conroy noted that someone had approached her regarding the possibility of having an annual Skyline Ranch Estates garage sale. Those residents wishing to participate could do so. The POA could possibly provide a sign and an ad in the paper. There was some discussion of this and then it was suggested that this matter could be continued via email.

The meeting was adjourned at 12:00.

Mary Mettenbrink
SRE POA Secretary