

**High Point Ranch
Property Owners Association**

Board of Directors Meeting - February 10, 2005

Present: John R. Crumpley, Coy Worley, Kayla Worley, Mark Southall, Dustin Raley, Tracey Rosalies, Brandon & Kristi Smithson, Jeff Tucker, Todd Seach

The meeting of the Board of Directors for High Point Ranch Property Owners Association was held on Thursday February 10, 2005 at Starbucks in Rockwall, Texas. Meeting was moved to Senior Care Offices Conference room. The meeting was called to order at 6:30 p.m.

A quorum for the meeting was established.

Discussion was had regarding Weldon Lawn Care proposal for maintenance on front entries. Board decided that not only was proposal cheaper than what we were paying before but he would have a vested interest in doing a good job since he is a homeowner at the Ranch. John made a motion to approve and Coy Seconded. The motion was approved. Mark stated that he would issue the 30 day notice to current company Rockwall Landscaping.

John began discussing how we would transition from Principal Management to ACC Committee. Discussion included how we would split the duties to ease the transition. The board discussed several options for this:

Option 1: The ACC committee could start with new submittals and follow two or three through from beginning to end – including approval and inspections. Mark would continue to follow the housing currently in process

Option 2: The ACC committee could do the review and approval process on all projects and allow Mark to continue doing all inspections This would be for a certain period of time 3 - 4 months?

Option 3: ACC could take a sink or swim approach and have a clean break from Mark and take on all ACC functions including Approvals and Inspections as of a certain date.

Board decided that once the official committee was voted on and appointed that the board and the official committee would make the decision which approach would work best for them.

Discussion regarding what type of qualifications the ACC members should have and It was decided that it would be best if they have some time of background in construction, design, or architecture. Committee members would need to have a certain level of commitment such as a certain number of hours per week – possibly 2 – 6 hours per week and also be able to follow-up with weekly reporting to the Board. Committee members should have a thorough knowledge of the declarations regarding both new construction and maintenance changes and future additions.

Board discussed the possibility of setting a term for ACC committee members it was decided that there would be a review of all committee members every 6 months. It was stated that the restrictions allow the board to remove and replace any committee member at any time without cause.

It was decided that weekly report should be submitted to the board in a spreadsheet form.

Discussion was had regarding reimbursement of funds for committee member meeting, i.e. meals, supplies, etc.

Coy made a motion to bypass the vote for committee members on this night due to the fact that we need to inform all lot owners that we are searching for ACC members. At this point in time only the members who were present at the annual meeting are aware that this committee is being formed. Dustin seconded the motion to postpone the vote until a letter could be sent out to everyone asking for more volunteers.

John discussed that the board would go through an interview process for each volunteer to evaluate commitment level and qualifications before the actual vote took place.

Mark clarified for the board that the declarations called for only 3 members at any one time.

Discussion moved to the Smithson plans submittal. Coy made a motion to deny the plans at this time and Dustin seconded the motion. The plans were denied.

The Smithson's asked for the denial in writing. The Smithson's wanted to know why were are saying their plans are not in harmony when the first house out here was a modern style house. It was pointed out to them that the "Modern Style House" which they were referring to which is Dave Tuckers grey stucco house was not the first house built and it was also approved and built when Lipar was doing approvals. This was not approved by Principal Management or the High Point Ranch Home Owners Association.

Mark offered to the Smithson's that we would set up a meeting of all lot owners to review their plans and get the opinion from more people. The Smithson's agreed that this is what they wanted to do. However, Mark told them they would need to request and appeal meeting in writing.

The Board discussed the election of officers and John made a motion to leave it as is with John as President, Coy as Treasurer and Dustin as Vice President. Coy seconded the motion and it was approved.

It was decided that a mailer would be sent out to all lot owners asking for ACC member volunteers.

There being no further business, the meeting was adjourned at 8:55 p.m.

Approved:

John Crumpley, President

Dustin Raley, Vice President

Coy Worley, Secretary/Treasurer