

**High Point Ranch
Property Owners Association Board Meeting, July 20, 2006**

Executive Session

Present: John Crumply, Coy Worley, John George, Board Members, Irene Russell with PMG

MINUTES

- Meeting called to order at 6:30 P.M. at 163 Dove Landing, Royse City, Texas
- Review Riddle case of unapproved chain link fence at 325 Tejas. John Crumply motioned to accept offer from Defendants Attorney to remove fence and receive \$1200.00 to cover legal cost & fees. Coy Worley seconds motion, all board members voted unanimously to accept offer. State in acceptance letter that fence is to be removed by August 15th, 2006. If fence isn't removed by this date, Defendant is responsible for all legal fees and Home Owners Association's fines associated with fence issue
- Review Financial Report, approve transfer of funds to operating account

Regular Session, Sandy Holubec, ACC Committee member joined meeting

MINUTES

- Review and approve Minutes from May 18, 2006 meeting.
- Regular park mowing tabled until spring. Schedule Pascal to mow upon request until regular maintenance contract is decided
- Discuss Variance types as related to construction at HPR. Sandy Holubec to create letter that explains the differences which will be sent out with Variance form
- ACC, Review six week report & violations of construction or action with out ACC approval;
 1. Send letter & fine for unapproved pool construction.
 2. Fine for unapproved shed
- Fine Structure Policy. Start process of sending copy of fine structure in notice letters
- Mark Southhall to update guidelines of Fine Policy, greater penalty for major offences
- Reoccurring offences such as trailers being parked in view are subject to direct fines with out sending warning letter
- Discuss field mowing, force mowing have improved neighborhood appearance. Research records to see if Pascal sprayed weed control on rocked areas in ditches
- Main entrances; discuss recent charges for flower change out. Agreed change color in middle of summer isn't necessary & any future additional services out side of mowing contract needs Board Member approval
- Neighborhood Newsletter; Coy & Kayla Worley to take over creating quarterly newsletter. Compile subject & stories electronically and send to PGM for posting newsletter on HPR Website. Board agreed to send post card size letter to all landowners notifying of website & newsletter

Board Meeting adjourned at 8:45 P.M.

High Point Ranch
Property Owners Association Board Meeting, May 18, 2006

Present: John Crumply, Coy Worley, John George, Board Members. Mark Southhall & Irene Russell w/ PMG. Sandy Holubec & Jeff Taylor, ACC Committee. Darryl Smith, Landowner.

MINUTES

- Meeting called to order at 6:30 P.M. at 163 Dove Landing, Royse City. Review Minutes from last meeting on March 16, 2006.
- Mr. Darryl Smith addressed Board members regarding mowing notices, fees & forced mowing. Darryl states he didn't receive second letter before the forced mow of his property. Board agreed to reimburse mow fee to Darryl if PMG has no record of second letter being sent.
- Regular mowing service for Park area. Coy to flag area to be mowed & get maintenance proposal from Jimmy Weldon. Discussed landscape ideas for park area, but nothing will be done until water & electricity is available. Board approved installing flagstone walk from sidewalk to play area.
- Fine Structure & Policy. Discussed and agreed to adjust fine structure to fine for Major Violation per occurrence & with out 30 day notice.
- Park Improvements. Discussed types of Pavilion or Structure that is most beneficial for High Point Ranch. Coy to obtain estimates for Pavilion up to 30' x 40' in size.
- Forced Mowing Cost. Budget \$2,500.00 per month for cost of mowing during the growing season.
- Satellite Dishes, FCC Ruling. Agreed to amend or modify deliration to comply with FCC ruling regarding installation of Satellite Dishes. Topic to be voted on at next Homeowners meeting.
- Local Newsletter. John C. is finalizing newsletter by month end, need additional topics or stories to complete, send any information to John Crumply.
- Landscape Proposal from Jimmy Weldon for Front Entrance. Declined due to TX DOT regulation, creating hazard in right of way.
- ACC Committee, Review violation list & updates.
 1. Discussed Outbuildings, agree to allow only one unattached Garage, Barn or Outbuilding & one Loathe shed per lot.
 2. Temporary Garden Fences. Approved materials & height limits for temporary garden fences as per ACC recommendations by Sandy H. Motioned & Seconded by John C. & John G. Notify homeowner in upcoming newsletter.
 3. Form Board Survey. Specify in letter to measure house location from property line or stake, not the street.
 4. ACC new Member. Tracy Rosales voted to fill opening on committee
 5. ACC fee. Agreed to eliminate ACC fee to approve additions to an existing home. Fee still applies for new construction.
 6. Variance Fee. Discuss fee structure for specific situations. Max fee set at \$250.00.
- Unapproved Signs. Remove signs as necessary & call contractor to pick up or contact John Crumply.

The Board Meeting adjourned at 9:45 P.M.

HIGH POINT RANCH
PROPERTY OWNERS ASSOCIATION BOARD MEETING ON MARCH 16, 2006

MINUTES

Present: John Crumpley, John George, Mark Southall & Irene Russell with PMG, Sandy Holubec and Jeff Taylor with the ACC Committee.

- I.** The REGULAR SESSION was called to Order at 7:00 p.m. at 163 Dove Landing, Royce City.
- II.** The previous minutes were not available to read and approve.
- III.** First order of business for the new board was to execute titles. John Crumpley is Board President, Coy Worley is Vice President, and John George is Secretary/Treasurer.
- IV.** Board approved for monies exceeding \$5,000.00 in operating account to go into reserve to earn a better interest rate.
- V.** Board has requested PMG to send letters out to any lot owner that has grass, weeds, etc. over ankle high a letter and letter should state the ten day cycle period to remedy the situation along with the charges lot owner would incur if the association had to mow their lot.
- VI.** Jimmy Weldon with Weldon's Lawn & Tree Service will be asked to maintain the park area for trash and debris.
- VII.** Approval for "FOR SALE BY OWNER" signs and letter will be distributed to all lot owners and in the newsletters. Signs can be purchased at High Tech Signs from Sandy. All other "FOR SALE" signs will not be approved.
- VIII.** Irene Russell will call Horizon Enterprises to determine why assessment dues are not being paid on three lots.
- IX.** Fining Structure was discussed but tabled until next meeting.
- X.** Eduardo Espinoza from 331 Creek Crossing requests his lot back from POA that was foreclosed on last year. Board is waiting until Coy Worley returns to discuss this matter. Irene Russell will call Mr. Espinoza to let him know decision has not been made yet.

The Board Meeting was adjourned at 9:15pm.

The next Meeting of the Board is scheduled for Thursday, May 18, at 6:30 location to be determined at a later date.

**High Point Ranch
Property Owners Association**

Annual Meeting – 1/19/2006

The Annual meeting of the High Point Ranch Home Owners Association was held on Thursday January 19, 2006 at the Springer Elementary School cafeteria in Rockwall, Texas. The meeting was called to order at 6:30 p.m. by Mark Southall

A quorum for the meeting was established. Mark explained that we needed 10% of the property owners present and that this is an official meeting based on this fact.

Minutes were reviewed from last year annual meeting. A motion was made to approve and was seconded. The annual minutes from 2005 were approved by a majority vote.

Mark reviewed HPOA business for 2005 and asked for questions.

Architectural Control Committee was introduced and gave presentation including submission procedures, approval process and submittal forms were handed out.

Rockwall County Game warden Jenny M. Simpson was introduced and gave a short presentation on the wild life in the area and what procedures you should take if you run into wild hogs or other wild life in the area. She warned everyone that there had been several reports of suspicious activity, hunting and poaching in the area. She left cards so that people could call her to report problems in the area.

Roads were discussed. Mark Southall was set to meet with Mr. Merritt with the Roads & Bridges department to discuss finalization and turn over of the roads to the County for Phase II. Mark will also discuss with Mr. Merritt the possibility of having more speed limit signs installed throughout the community.

Discussion took place regarding lot taken over by association and what we want to do with it. Two possibilities were discussed:

- A. Putting the lot up for sale and putting the profits into existing park improvements.
- B. Creating another park area for residence on the other side of the division.

The decision was tabled for future discussion.

Park Improvements were discussed. Possibility of putting Tennis/sport court, pavilions or other improvements.

Speeding violations discussed. Residence were urged to call the Sherriff's department with complaints – do not try to police this yourself by stopping people in the road or confronting people speeding.

Mowing and lot maintenance were discussed. All property owners must maintain lots even if you have

not built on the lot yet. All ditches are to be maintained along with the rest of the yard. What constitutes treed and un-treed areas.

Mark Reviewed the 2006 budget and asked for a ruling on the revenue billing – is \$200.00 still a fair amount for the association dues.

A motion was made to keep the dues the same, it was seconded & approved by a majority vote.

Mark put the open board member position on the table and opened the floor for nominations.

John George and Dustin Raley were nominated. Each nominee spoke briefly about why they wanted to serve and what they would do for the HPOA.

A written vote was taken – ballots collected by John Crumpley.

Q & A session was held with various properties owners asking questions and stating concerns.

Mark asked the attendees if there was any old business, if there was any new business, and 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