

PRESIDENT'S REPORT

Paleface Ranch Homeowners Association

Annual Meeting

September 12, 2015

A. Association Accomplishments in the past 12 months.

- 1) Completed the Oak Wilt Containment Project. Spent \$18,550 (no special assessment although not budgeted). Received a refund from the State of \$8,091.
- 2) Cleaned and stained the mailbox pergola.
- 3) Replaced both street lamps at the front entrance (PEC).
- 4) Maintained the front entrance with regular mowing.
- 5) Maintained the roads with new chip seal / crack fill (refer to the Road Maintenance Committee Report)
- 6) Replaced two outgoing members of the ACC (Oct 2014 and Sep 2015).
- 7) Held 5 Board Meetings Oct 2013 – Aug 2014; all “open to the public”.
- 8) Added battery back-up to the front gate (safety measure in case of a power outage).
- 9) Filled and sealed a pothole near the exit gate.
- 10) Ordered new signs for Oak Wilt Prevention and Speed Control.
- 11) Created a new “*Complaint Form and Process*” to be used to communicate CCR violations in the neighborhood.

B. Unfinished Business

- 1) Boat Ramp Improvement – activity will be detailed in Old Business – Boat Ramp Parking Expansion report.
- 2) Right Turn Lane – activity will be detailed in Old Business – Right Turn Lane on Highway 71.

C. Association Volunteer Activities (not Board activities – Association members doing the right thing)

- 1) Organized the Halloween Hayride.
- 2) Held a Community Wide Garage Sale.

- 3) Participated in "Santa Comes to Town" with the Pedernales Fire Dept.
- 4) Organized clean-up and mulching of the Front Entrance on several occasions.
- 5) Mowed the grass along the roadways throughout most of the community.

D. Reflections

- 1) The Board's work is serious business with the ultimate goal of preserving the character and natural beauty of the neighborhood. You can help by making yourself familiar with the CCR's, By-Laws and ACC rules. These all impact how our neighborhood should look and feel. If you see something just not right, talk to your neighbor, maybe it can be worked out without escalating to the Board. If that doesn't work, then report it to the Board using the new *Complaint Form*.
- 2) Major projects like Oak Wilt, Boat Ramp and even Road Maintenance receive a lot of criticism with some wondering why we are spending the association dues on such endeavors. The Board does not spend money unless it has been authorized to do so by the Association. Each one of these projects and most of the other items we will discuss today, have been or will be brought to the entire Association to be discussed, debated and voted on. The Board does reserve the right to do due diligence on contractors and other vendors and reserves the right to make the selection of same with the best knowledge available.
- 3) The Board's work is not always fun, but it can be rewarding. There are plenty of opportunities to have that feeling of accomplishment, knowing, that in some small way, you made the neighborhood just a little bit better.
- 4) Charles Patterson resigned earlier this year. His remaining term (until September 2016) is being filled by Heather Martinez. Heather has already made a significant impact on the Board and assumed a good portion of the workload.
- 5) We have three expiring terms to vote on today. Megan, Bob and myself are not running for re-election which will leave our Association seriously void of experience. We encourage you to consider running for a Board position to be voted on today. We need your expertise, but more importantly we need your perspective to balance out the Board to be sure we have a representative body to govern the Association.
- 6) We would like to thank Charles Patterson and Bob Madey, for their service to this Board. They have been straightforward, honest and dedicated to making this a better place to live.
- 7) We especially want to thank Megan Klein for her eight years of service to this Association as Board Secretary. Megan's accomplishments are too numerous to list here but it is safe to say that her departure leaves a serious gap that will be hard to fill. Retiring from the Association, which at times must have seemed like a full time job, will be a welcomed break for Megan allowing her more time to be with her family.

Please join me in a heartfelt thank you to Megan and the other departing Board Members.

This concludes the President's Report.