

Davis Mountains Property Owners Association, Inc.

Monthly Board of Directors Meeting

January 9, 2021

The meeting was held at the Davis Mountains Community Center. Board members present were Dale Learish, Tracii Logan, Janette Winters, Chris Kirby, Darell Fellers, Wretha Smith and Lori Edwards. Not in attendance were Tommy Jackson, Joe Rowe and Mariel Davis. Dale Learish substituted for Mariel Davis, Treasurer.

The following New Business was discussed:

The meeting was called to order by Dale Learish at 2:00 pm, a quorum was established and proper posting of the Agenda was verified. Dale Learish led the Pledge of Allegiance and Tracii Logan gave the invocation.

The minutes of the previous Monthly Board Meeting on November 14, 2020 were read by Lori Edwards. The following correction was required 1) Under the Road Committee Report: square yards was corrected to cubic yards. A motion to approve the minutes, as corrected, was made by Janette Winters and seconded by Chris Kirby. The motion carried.

The minutes of the previous Monthly Board Meeting on December 12, 2020 were read by Lori Edwards. A motion to approve the minutes, as read, was made by Darell Fellers and seconded by Tracii Logan. The motion carried.

The Treasurer's report for the November 14, 2020 Monthly Board Meeting was given by Dale Learish. A motion to approve payment of the bills was made by Janette Winters and seconded by Darell Fellers. The motion carried.

The Treasurer's report for the December 12, 2020 Monthly Board Meeting was given by Dale Learish. A motion to approve payment of the bills was made by Darell Fellers and seconded by Janette Winters. The motion carried.

The Road Committee report for the November 14, 2020 Monthly Board Meeting and the December 12, 2020 Monthly Board Meeting were given by Darell Fellers. The reports included completed road work, road material processing and repairs and maintenance on road equipment. The additional purchase of 200 cubic yards of caliche have been received and the caliche is being placed on the main road. Darell Fellers and Paul Connor explained that the main road is requiring frequent attention due to high winds, lack of moisture and heavy traffic volume, noting that road maintenance is behind approximately one year. A motion to approve payment for fuel purchases totaling \$2370 was made by Chris Kirby and seconded by Tracii Logan. The motion carried.

The following Old Business was discussed:

Vickie Connor explained that she had attempted to contact our lawyer, Mr. Jessup, multiple times to seek counsel on B and B's in the DMR, and that she had received no response. Janette Winters stated that she felt the Board should dismiss Mr. Jessup and retain a new lawyer. A motion to terminate Mr. Jessup and request the return of the retainer fee, via written letter, was made by Janette Winters and seconded by Wretha Smith. A lengthy discussion ensued in which it was noted that Mr. Jessup had not

responded to numerous contact attempts over the previous year. A motion to call a Special Meeting to review the contract with Mr. Jessup, his possible dismissal and the hiring of a new lawyer was made by Chris Kirby and seconded by Janette Winters.

Tracii Logan explained that she had researched the previous questions regarding Notice of Membership in a Property Owners Association for new property owners. It is the responsibility of either the Title Company or the Realtor to notify new property owners of the Association and the location of its Covenants and By-Laws.

Dale Learish spoke on the credit card status, explaining that no further attempt had been made to resubmit the credit card application. A discussion followed with various suggestions as alternatives to seeking a credit card, such as a petty cash fund, pre-paid cards and a new checking account with limited funds and a debit card. No resolution was found at this time.

Darrel Fellers stated that the office window had been installed and completed.

Dale Learish stated that a sign had been posted in the bathroom.

Open Comments:

Lori Edwards suggested that the Board should consider posting the office worker position soon. Dale Learish noted that he would obtain the job description and post as well, this will be added to the agenda for the Monthly Board Meeting on February 13, 2021.

A suggestion was made to pay off the loan on the dump truck in one lump sum, using monies located in the money market account. This will be added to the agenda for the Monthly Board Meeting on February 13, 2021.

A suggestion was made by Chris Kirby to remove all Donkey Shooting Reward Posters, as they are falling down and littering the roads. Everyone agreed to remove and dispose of them when seen.

It was noted that there are some dogs loose and becoming a nuisance, chasing cars and wildlife. It was suggested that a letter of complaint be filed at the office or the owners be notified. The board can act on a complaint, once filed, and send a letter to the owners.

Janette Winters made the motion to adjourn the meeting and Wretha Smith seconded the motion. The motion carried. The meeting adjourned at 3:30 pm

Respectfully Submitted,

Lori Edwards, Secretary