

Davis Mountains Property Owner's Association, Inc.

Monthly Board of Director's Meeting

October 9, 2021

The meeting was held at the Davis Mountain's Community Center. Board members present were present: Wretha Smith – VP, Bill Ghormley - Treas, Jeff Fisher – Sec, Chris Kirby, Jeff Smith, Janette Winters, Paul Conner, Tracii Logan

Not Present: Dale Learish-Pres., Tommy Jackson

The meeting was called to order by Wretha Smith at 2:00 pm, a quorum was established and proper posting of the agenda was verified.

The invocation was given by Jeff Fisher and the Pledge of Allegiance was led by Wretha Smith.

Minutes of September 21, 2021 Board Meeting – presented by Jeff Fisher. Paul motioned to approve minutes. Tracii seconded. The motion Passed unanimously. Corrections : m not n in Ghormley; 2021 should be 2022

Treasurer's Report – presented by Bill Ghormley.

Last month, Bill sent out appx 20 certified and 60 non-certified notices to property owners 1-3 years behind in their payments advising them of the need to pay their property assessments. In response to those specific notices, we received appx \$7,000.00 so far. Bill is currently working on the short term accounts, those accounts more than 2 years in arrears. He is working on processing the accounts that have been delinquent for a longer period of time, accounts that have not been handled properly by our former attorneys. Jeff Fisher noted that we should be charging delinquent account court/attorney costs. There are some accounts that there is nothing we can do except take the property owners to court. There was much discussion on past due assessments. Jeff motioned to approve report and pay bills. Janette Seconded. Motion passed.

Road Committee Report – Presented by Darrell Fellers. (Sept.13- Oct. 9). See Road Committee Report Attached. After the recent rains and hail, the road crew worked repairing many of the roads in the DMR. They have also trimmed trees in various locations to allow fire department trucks and road maintenance vehicles better access. The Duck Pond is full, it came up 4 feet in 30 minutes. Please be patient, the road crew will get to you when they can.

1 - The Largent Ranch is 1 ½ mile from our entrance. Darell would have to go in, dig, scoop it and then load whatever dump truck is going to deliver it to the DMR. The pit is relatively small, maybe 250 yards at 3000 dollars (12.00yd), 2000 dollars delivered to road plus Darell's time loading.

2 - Lance Jarrett charges 42.00 yd delivered to DMPOA yard, 30.00 per yd delivered to the main road, everything mixed together and crushed caliche. He can also add some moisture to it so it could be dumped and rolled. Darell has some material he can add to it, mix it with other material, dump it and roll it.

Caliche is the best solution. We have \$10,000 in the material fund. 250 yds is \$7,500 and we can use that per mile. If we bought the Largent material, we would have to hire a trucker, plus pay Darell's time and work then they would just dump it on the road. Lance Jarrett has a belly dump that can allow him to dump it the way we need it to be done. Jarrett has specs on the material to show that the material will work as wanted. Largent's material has a lot of clay in it, albeit not blended with anything, that could cause the roadway to be slippery. From the highway to Wofford's ranch is appx 1.5 miles. We can do a mile at a time, or, we can spend \$9,000.00 and have it go as far as we can. Darell has all these roads to repair and work, 70 miles in the DMR, and doesn't have time to stop and repair the ranch road every 6 months.

Darell suggested that we get 250 yds from Lance Jarrett for 30 dollars per yd as its qualified and ready to go for \$7500. Paul motioned to order 7500.00 of material from Lance Jarrett to be delivered on the road. Janette seconded. Motion passed unanimously.

A truck driver is interested for \$50,000 for our old motorgrader. He has had the Covid so Darell suggested he stay home until better.

The road crew put up a cone near the DMR entrance, cone was taken, the next day another one was taken.

DMRVFD REPORT : Presented by Fire Chief Edna Queen. See Attached Report.

Our new truck has been delayed but should be here by the end of the month. Our firefighters need additional training. The Fort Davis Fire Department has recently gone through some changes and a recently scheduled EMT class was canceled. There are few options for additional training. We have two Firewise boxes attached to the front of the firehouse. One box contains forms to fill in your mitigation hours. The second box is for leaving your completed paperwork. If you don't to fill out the form, just write the information on a slip of paper and turn it in. The Forest Service looks at our hours and match those hours with their service hours up here.

Game Cameras – Someone suggested we put game cameras at the cattle guard, one facing in and one facing out. It was determined to be a waste of time and money. The idea of a gate was quickly shot down for obvious reasons.

Mike Logan - RE: Borderland Research / Respect Big Bend - The organization has \$150,000.00 in grant money available to counties around here. Grant for brush management, invasive species removal, etc... It has to be private property owners, not through DMPOA or DMRVFD. Property owners have until the 15th of this month. Jeff Fisher motion to table the issue and renew the discussion next spring. It was determined that the Board did not have enough information to act on this matter. Any funds would go directly to the property owners. The grants come out every year and we need more information. The motion passed, Jeff Smith abstained.

OPEN COMMENTS

Ralf Patterson – Ralf manages the DMPOA.net official web site. Ralf stated that the site needs to be updated as he hasn't gotten any agendas or 3/4

minutes. He suggested that the DMPOA have an official Facebook page. A conversation ensued. Additional research will be done prior to the next meeting. Ralf asked that it be added to next month's agenda.

Edna Queen – Suggested we put up a bulletin board near the mailboxes to put up notices. Our current mail delivery man has said we are not allowed to post flyers or notices up on the mailboxes. Outside the fence line is TXDOT. Darell Fellers said the mail box property is on ranch easement property. Tracii Logan suggested putting new hinges and a coat of paint on the existing bulletin board across from the dumpsters and condition people to stop and read it. Making people aware to check the bulletin board thru Facebook, etc. would help.

Tracii Logan requested that the churches work together for a fundraiser for Joey Brooks family. Joey is ill and his family needs assistance.

Jeff Smith – Re: Bandolero Trail v. Bandolero signs need to be replaced. We need some extra brackets and brown reflective material. Jeff is going to order the signs and material and ask to be repaid later. The old signs are in the back room behind the office. Jeff Smith would like to hand off the job as to what happens to the signs to someone else. Special thanks to Darell Fellers for all of his help with the signs. Chris Kirby wanted to address conduct during the meetings. Chris is the Sergeant of Arms. People need to be quiet when people are talking. We need to readdress conduct during these Board meetings. Chuck Smith said the behavior in our meetings is in our bylaws. Before the Road Committee always met in the back room so property owners could be out front in the Community Center and talk. After an incident occurred at a previous road committee meeting, the meetings were then moved to the Community Center.

Bill motioned to adjourn. Jeff Fisher seconded. Motion passed unanimously.

Respectfully Submitted,

Jeff Fisher

DMPOA Board Secretary

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Approved