

MINUTES

Board of Directors Meeting was held on Tuesday, September 22, 2026 at 1501 Likeness Rd in Spicewood, TX 78669

Meeting was called to order at 6:30 pm

President Ryan Choate, VP Brent Woodruff, Treasurer Michele Klein, Secretary Sue Bennett in person and Director Jane Orr via telephone.

Prior BOD meeting minutes were approved; Motion by Brent Woodruff, seconded by Michele Klein.

Treasurer's Report: Michele presented a Balance sheet and a Profit & Loss report current as of 9-22-26. We discussed moving funds from the Road Maintenance Account to an interest bearing account. Michele will issue payment to Alpha Paving tomorrow to cover the cost of the recent chip sealing project totaling \$184,500.80. Michele will research JP Morgan account options. Also discussed upgrading Quick Books program. Currently we pay \$64 per month; upgrading would cost \$115 per month. She will research that as well.

There is one resident who has not paid annual maintenance dues for several years. With late fees he is now in arrears of \$4,450. Liens have been filed. It is time to send a demand letter to the resident with a copy going to his mortgage company in an effort to collect the past dues.

Architectural Control Committee report presented by Steve Barker. There are currently 10 projects under review or already approved. One resident continues to be in violation of our CCRs and discussion centered around what future action should be taken.

Road Committee report presented by Randy Adams. Alpha Paving has completed the chip seal project. Oscar Rd and Tres Coronas Rd as well as two cul-de-sacs and a section of the front entrance between the Paleface Ranch sign and the walk thru gate were chip sealed. There was a lot of excess rock left on the roads so Alpha Paving brought in a vacuum truck to pick up the rock. We allowed them to dump the rock at the boat ramp area and it will be spread around the parking lot. Randy will determine if it will be necessary to crack fill the side streets this year or if that project can be delayed until early 2027. The committee will meet later this week to discuss 2 other projects: tree trimming along the road easements and replacing old signage.

Website: The Board discussed palefaceranch.org website functions, security, and access with Greg McLemore, current website administrator. Greg stated the website was secure and is backed up nightly. Should something dire happen to Greg, Bluehost can be contacted directly and allow access to the website. President Choate will have further discussions with Mr. McLemore regarding Bluehost, security issues and individuals who will serve as back-ups for Administrator, Editor and Security for the website.

Michele Klein proposed moving Association emails from individual Gmail accounts to domain-based role addresses (e.g., president@palefaceranch.org, vp@palefaceranch.org, roads@palefaceranch.org, acc@palefaceranch.org, secretary@palefaceranch.org, treasurer@palefaceranch.org). No decision made regarding such change.

The Board members discussed the need for a maintenance fee (dues) increase at the next annual meeting of the HOA membership. The majority of our maintenance dues goes to the Road Fund and it is currently not funded enough to cover future costs of maintenance. We will attempt to gain enough information to send out our intent to ask for a dues increase and prepare a report justifying the need for the increase by early December.

Meeting adjourned at 8:35pm