

ALBERT 303 POA BOARD MEETING MINUTES

DECEMBER 8, 2025

- 1) Meeting called to order at 11:30 AM
- 2) Roll call of Board Members: Jeff Ringelman, Mike Conroy, Steve Roe, all present.
- 3) Jeff noted that the Board had approved the minutes (3-0) from its November 3, 2025 meeting on November 13'th. This was done to facilitate the opening of the safe deposit box and CD at Security State Bank & Trust.
- 4) Architecture Control Committee Discussion
 - a) The new Architecture Control Committee consisting of Steve Cooper (Chairman), Susan Roe and Misty Dickerson met on November 24 and were all present at this meeting.
 - b) They discussed the need for an Albert 303 website to which Jeff stated that was on our agenda for later in the meeting. If the board goes the route of a website, it could have copies of the CCR's and by laws, providing easy access for all property owners. Further discussion on this topic was tabled until later in the meeting.
 - c) The ACC presented a template for all property owners to use to submit PRIOR to starting any construction, additions, improvements, requests for variances, etc. This request will be sent to the ACC (information on where to send is forthcoming) and the ACC will consider the request, following the Albert 303 CCR's as guidance and should respond promptly.
 - d) The committee and the board recognize that the past ACC may have granted variances and exceptions to the CCR's prior to the appointment of the new ACC. The new ACC is charged with using the CCR's for guidance on all future requests and will take into consideration new requests on a case by case basis and make decisions based on what the CCR's intend.

- e) Jeff proposed the ACC should contact the developer to ask for any written documentation from past submittals and their responses to those submittals, if they exist.
- f) The Board requested that the ACC develop a list of items that they foresee as problematic with respect to their review and approval process in the future. This list would include portions of the current CCRs that may not have been enforced/required in past approvals but would be subject to enforcement by the current ACC.
- g) We thanked the ACC for their work on the Request form and stated we would be getting information out as soon as possible to all property owners on where to send improvement plans, variance requests, etc. As we already have a few folks getting ready to start building, the ACC will reach out to them for their plans and any communication they have had with the developer for their projects over the next week or two.

5) Budget/Finance Report-Mike Conroy

- a) Our current balance before new expenses was \$105,622.52
- b) Expenses this month included: \$900.00 to purchase the cattle panels, \$30.00 for rental of a safety deposit box at Security State Bank & Trust and \$50,000 which was deposited into a CD on behalf of the POA. This CD has a 6 month maturity and pays 2.94% annual interest. This leaves our ending balance of \$54,692.52 in our active checking account.
- c) There are currently 4 lots (3 separate property owners) with unpaid annual dues. Mike will continue to send notices to the property owners that are outstanding.

6) Old Business:

- a) On November 14, Jeff requested an update from the developer on the status of the Conveyance of Roads and Common Areas. This is the last step of completing the transfer of all responsibility to the POA from the developer. As of this meeting, Jeff has not seen a response.
- b) The sale/transfer of the Longhorn herd was officially completed on November 18 to John H. and the new Lease Agreement was sent to Blanco County for filing.
- c) Steve Beach has volunteered to represent the POA as the single point of contact with John H. regarding all things longhorn herd. If anyone in the neighborhood has any questions, concerns, etc. about the cattle, please direct them to Steve Beach (or a Board member in Steve's absence). This might include things like a cow looking sick or injured, fences down or cattle loose outside the fence.
- d) You may soon notice a few of the cattle missing from the property. This is intentional. John is now the owner of the herd. He is a professional cattle rancher and has vowed to maintain the appropriate number of cattle for the acreage in our community. In addition, he may need to move cattle around for reasons we aren't privy to and will do so at his discretion. The board supports John 100% in his decision to do what's best for the cattle.

7) New Business:

- a) Jeff led a discussion on the creation of an Albert 303 POA website for the benefit of all property owners. He has inquired about the cost of doing so and what it would take to create one. We would first need to create and register a domain which costs \$14.95 annually. A company such as WIX could help us with this and Jeff said prices are pretty competitive in this arena. In addition, we will have hosting, which would allow us do things like pay our POA dues through the website. The cost for this is approximately \$312.00 for two years. We will utilize Google Workspace

so that we can have a dedicated business email that uses our domain name. This is important as it will permit property owners to submit improvement plans to the ACC via a dedicated email address (and not someone's personal email). As mentioned earlier, we could keep records of our CCR's and By-laws on the site as well as other important information. A motion was made to proceed with developing our website as soon as possible. Motion was seconded and passed 3-0.

b) Meeting adjourned at 12:22 PM.