Gainesville Horsemans Ranch Owners Association
September 22, 2019 Owner Meeting Minutes

BOD Members in attendance: John Scott, Peggy Jackson, Lara Hughes, Veronica Williams

Owners in Attendance: Cindy & Joe Brooks, Stephanie Anderson, Darcy & Teresa Hayduk, Lance & Michele Minchew, Bart & Sheila Ullrich, Leslie Reynolds Paylor, Kathryn Quinn, Grady Douglas, Traci & Brandon Austin-Ivy

- Welcome to all the owners from John Scott
- Thanks to volunteers this year:
    - Thanks to Lara for providing snacks, Mike Homa for grooming, Bart for always helping out, Veronica and Pierce for mowing, Raelynn Hamilton for mowing
- Financial Report:
    - Eight lots unsold – owned by developer
    - $2,940 in uncollected dues
    - total revenue collected $22,608.77
    - Tax returns are not on the website, but Peggy will provide hard copies for Veronica to scan and upload
- Current status with HRGLP/Commons
    - Phase 3 is up for sale: de-annexed in 2016, and those trails are theoretically gone with Phase 3.
    - Bart brought up the issue of still needing a Survey: what part of the front gate area is ours??
    - HGRLP is planning to re-plat West side of Phase II: Several members have suggested this is not just a Phase II issue because it affects trails for the entire community
    - Several owners expressed interest in participating in the trail-redesign
    - Grady talked about getting a written proposal from the developer before the
    - Kathy called the realtor because Phase III acreage that is for sale is GREATER than what Phase III would have been as part of the ranch:
        - Brought to the realtor's attention that Phase III is still advertised on horsemansranch.com
        - Kathy had a lot of additional information: her suggestion is to get the Tax Exemption status before accepting the Commons to get non-profit status. We'll take over the Common areas but want clarification on all that is unresolved.
        - Couldn't get tax exempt status until developer owned less than 49%
        - Grady pointed out we can't get tax-exempt status until we own the property – suggested that someone go to Tax Appraisers office to get the

form and find out what the reduced tax is
    - Tract B is under contract, possibly Phase III
    - The owners all feel strongly that the entire community should be included in the re-plat with Cooke County
- John suggested that we go forward with application for tax exemption, and enter negotiations with David.
    - Grady volunteered to go get information about tax exemption at Cooke County
    - Kathryn volunteered to fill out the paper work for tax exemption
    - BOD needs to vote to appoint those people as project managers
    - John suggested we need to plan to do some maintenance of the roads but others are concerned that if we do anything it could give the county reason to not accept responsibility
- Current number of lots built on or being built on, lots not improved, and lots owned by HRGLP.
    - 8 lots still owned by HRGLP
- Current dues, projected dues 2020, and tax-exempt status as it would pertain to property taxes.
    - We are likely looking at an increase in dues
    - Morgan Mills has annual assessments of $800+ for undeveloped lots, and $1000+ for developed
- There was a discussion about hosting events:
    - pros = money
    - cons = impact to property
- Upcoming Elections for two Board spots and election process explained.
    - We need nominations to the board
    - Kathy asked why we need bios
- Open discussion from owners
    - Traci volunteered to be on both Arena and Trail committee
    - Grady suggested everyone needs to contribute 2 hours a month
    - There was discussion about removing "rule" that committee chairs need to be on the ARC
- Went around the room and introduced ourselves
- Adjourned 6:20

Meeting Recording:
https://zoom.us/recording/share/iIHEqAdvm7wdsQXRZTvE6cm8OC9k4wQa9Cb2kMUzdNSwIumekTziMw