

Midway Ranches Property Owners Association
MINUTES – REGULAR BOARD OF DIRECTORS MEETING
April 1, 2010

1. Meeting Called to Order:
At 6:40 P.M. meeting was called to order by President Jack Arrington.

2. MRPOA Board of Directors Documents:
Al Aldecocea put together a binder for each member of the board that contains important documentation such as the Declaration English/Spanish, Bylaws English/Spanish, Board Code of Conduct, Roles and Responsibilities, etc. These binders will enable the board to more easily find, review information and track issues without spending time locating the necessary documents. Al also provided the documents in digital format to allow for future editing and to be used on the website. A motion was made by Arlen Mathies and 2nd by Kathleen Darnell to reimburse Al for the materials used in the creation of the binders.

3. 2010 Annual Meeting Documents:
Arlen Mathies drafted a Proxy/Ballot to be used for the 2010 election. The board reviewed it and approved the document for submission to the membership. It was also agreed that the Proxy/Ballot will not be necessary if there is only one member running for the open board of director's office. Al also put up for review a Suggestions/Comments form that was approved to be available at the annual meeting and a 2009-2010 MRPOA Board Accomplishments list that will be updated by the rest of board and also available at the annual meeting in May.

4. Lot Cleanup and Trash Violations:
Properties on Salt Cedar West and Quail Rd have been identified as needing to be cleaned up. Jack and Al will be compiling a list of address and a letter will be sent to direct the owners to get them in compliance.

5. Properties with over 10 head of Livestock:
2 Properties were observed as being over the 10 head rule in our covenants. Letters will be drafted and sent to the owners in violation.

6. Unattended Fires:
There has been a lot of members in the association starting fires and burning trash without the proper permits. Al is putting together a document for the web that will inform the members of the burning

restrictions and use of permits. The information will also be placed in the May newsletter.

7. Board Member Code of Conduct:

The board has adopted a code of conduct for members of the board for internal use only within the association and the document has been placed on the Midway Ranches website.

8. Road Signs:

a. Al created road signs for the association (Speed Limit 35, Keep Right and No Outlet) and donated his time and materials for the creation of the signs. A motion was made by Arlen Mathies to purchase the 8' posts for the signs; second by Margaret and unanimously passed.

b. Discussed house number range signs, Arlen made a motion to purchase 6 range signs to be placed at each intersection: Salt Cedar West, Salt Cedar East, Pronghorn, Quail and Antelope. 2nd by Margaret and the motion passed unanimously.

9. Annual Meeting Minutes Transcription:

Jack has the tape from the 2009 meeting and will be transcribing the meeting minutes from it so we will have a hard copy ready for approval at the annual meeting on May 21st.

10. Sheriff's Department meeting attendance:

The Sheriff's Department has a community outreach program and the board agreed to have Al contact them to attend our annual meeting on May 21st.

11. Hanover Fire Department meeting attendance:

Al inquired about having a representative of the Hanover Fire Department give the association an update on what they have responded to here in our development. The board approved have a representative attend our meeting on May 21st.

12. Meeting with Tim Ward:

The board discussed setting up a meeting with Tim Ward to start going through our association documents, obtaining our corporate seal, taking over the functions of Treasurer and learning more about the policies and procedures our association needs. We are looking at a tentative meeting date the first week of June.

13. Policies and Procedures:

The board of directors have noticed that there are some documents lacking in our association that would assist us in enforcing our covenants, resolving conflicts of interest, handling finances and

reserves, etc. Arlen Mathies has contacted a document writer and offered up a few options in getting the association back on track. It was agreed by the board to pursue getting the documents created for us. Arlen will gather estimates from property managers and document writers and present his findings to the board. Before we can have the documents created, we need to gather all the necessary association bylaws, covenants, rules, regulations, policies, etc. for the policies and procedures to be based off of.

14. Voter Registration Table:

Our fire district formation is expected to be up for vote during the November election. Al has recommended we setup a voter registration booth at our annual meeting to allow members the option of becoming a registered voter. Al will research getting that booth setup.

15. Newsletter Items from the Board – May:

- a) Fire awareness and burning permits
- b) Annual Meeting Reminder

16. Meeting Adjourned:

Motion made by Arlen Mathies to adjourn, 2nd by Kathleen Darnell. Meeting was adjourned at 9:27 P.M.

Respectively submitted,

Arlen Mathies, Vice-President