

**Limpia Crossing Property Owners Association (LCPOA)**  
**PO Box 272**  
**Fort Davis, TX 79734**

**DATE:** July 6, 2014

**SUBJECT:** Minutes of Annual Meeting of the Limpia Crossing Property Owners Association

<b>Board Members Attending:</b>	Ann Chappell, President Dick Calkins, Road Maintenance Chair Linda Hedges, Secretary
<b>Board Member Not Attending:</b>	Howard Adkins, Vice President and Acting Treasurer

Ann Chappell called the meeting to order at 3:12pm. Ann welcomed property owners and introduced current board members and table assistants Melissa Sherrod and Ana Chandler. She announced the resignation of board member and treasurer John Pace in October, 2013, and explained that vice president Howard Adkins has been serving as acting treasurer since that time. Ann also introduced County Commissioner Larry Francell as an invited guest.

Meeting attendees were provided copies of last year's minutes and current financials.

Allen Gilchrist moved to dispense with the reading of the minutes; Bill Reay seconded. Motion carried unanimously. John Avant then moved that the minutes be accepted as printed; Madge Lindsay seconded. Motion carried unanimously.

Ann presented the treasurer's report in Howard Adkin's absence, which consisted of a current profit and loss statement and balance sheet. Madge Lindsay made a motion to accept the treasurer's report; Jim Chandler seconded. Motion carried unanimously.

Before giving the road report, Dick Calkins questioned whether a quorum was present. After consulting with the table assistants, it was determined that 46 lots were represented by property owners in attendance, three short of the required 49 lots (20% of total). David Hedges agreed to call absent property owners in hopes of reaching a quorum.

In the road report, Dick began by describing current road conditions as generally not good, owing in part to recent heavy rains. He also reported on road work accomplished in 2013. Road maintenance will commence this year after the rainy season ends. Dick shared plans to test a product called AggreBind (a plastic-like substance that bonds rock and sand in a cementing action) on selected road segments. He fielded several questions from meeting attendees about the product. David Elkowitz reported that he believes a section of the Grapevine Hills Road at Big Bend National Park was treated with this product and that it seemed to work well. Dick also pointed out the need to add additional caliche to some roads, in order to reestablish a stable road base.

David Chappell, Attorney at Law, addressed the gathering to report on recent changes to state statutes and their presumed (in)consistency with current LCPOA bylaws and dedicatory instrument(s). He addressed questions from meeting attendees.

Ann next suspended the meeting and introduced Graydon Hicks, principal of Fort Davis High School, and school board member Steve Merrill, who addressed meeting attendees about school district finances.

Ann called the meeting back to order at 4:15pm, after a quorum of 49 lots was reached with the arrival of Donald Fox (3 lots).

Ana Chandler made a motion that the votes taken previously to approve the minutes of the 2013 meeting and the current treasurer's report be ratified. Robert Kinsell seconded. Motion carried unanimously.

Moving on to Board vacancies – Ann reported that the current board, serving as an ad hoc nominating committee, recommended Melissa Sherrod be elected and that Dick Calkins be reelected. There being no further nominations from the floor, Robert Kinsell made a motion that Melissa Sherrod and Dick Calkins be elected to the board; Jan Hall seconded. Motion carried unanimously.

Jan Hall made a motion that the meeting adjourn. Madge Lindsay seconded. The meeting adjourned at 4:20pm.

-Submitted by Linda Hedges, Secretary