

Meeting 11-4 Meeting called to order 7:33

Voted on positions – Mark Trapp – president, Clint Cornett and Russell Trotti VP, Stephany Trotti– treasurer, Karen - secretary – Stephany made motion to accept, Karen seconded, all in favor – unanimous.

Approve minutes from last meeting – all in favor and approved.

Bank accounts reconciled and new treasurer has access to bank account

Solar panel for west well – To be installed weekend of 11/15/2025.

Filling hole on west well – Will be fixed same time as solar panel installation.

Status of east water meter pole – Rio Grande does agree it needs to be replaced, they will put it on schedule – unsure of when that will be according to them but will be put on the schedule.

Water well repairs sourcing – Not needed at this time but all agree we can use one of the Del Rio ones if there are any other troubles.

Road maintenance sourcing – discussions about getting bids for a time specific maintenance program.

W9 issuance/1099s have to be issued when work is done for the POA. We won't do work without issuing in the future. Agreed that it would be discussed with anyone we engage to do work in the future.

For POA to be in compliance with state rules:

A website is required .

We are supposed to have a manager certificate on file with the county and also has to be filed with Texas real estate commission. .

We also need a records retention policy in place.

Updating FB – remove non land owners.

BUDGET ITEMS: Add board for bump gate to annual budget. A budget needs to be drawn up for 2026 as there is currently not one in place. Will be worked on for next meeting.

Set next meeting for December 9, 7:30pm.

Mark made motion to adjourn, karen seconded at 9:33 – all in favor.