

Medina County, Texas

**Potranco Ranch Public Improvement District
Board of Directors' Meeting**

MEETING MINUTES

Wednesday, September 11, 2019, at 10:30 a.m.

Sammy's Restaurant

202 Old US Highway 90 E, Castroville, TX 78009

(830) 931-2204

NOTICE: At any time during the course of this meeting, the Board of Directors may retire to Executive Session to deliberate on any subject slated for discussion at this meeting, as may be permitted under one or more of the exceptions to the Open Meetings Act set forth in Title 5, Subtitle A, Chapter 551, Subchapter D of the Texas Government Code.

1. Call to Order:
 - a. David Ortiz, Acting Chair, called the meeting to order at 10:30 a.m.
2. Roll Call:
 - a. Members Present: Harry Hausman, Commissioner Larry Sittre, David Ortiz, Cecil Perkins
 - b. Members Absent: Robert Hancock,
 - c. Others Present: Lance Elliott, Appointed Secretary
3. Proof of Quorum: A quorum was present.
4. Citizens to be Heard: Sharon Rash; Ms. Rash addressed the Board about traffic safety issues, particularly speeding and the running of stop signs at Potranco Ranch. Developer will coordinate a meeting of the County Sheriff and the citizens advisory panel of Potranco Ranch to address these issues.

Discussion and possible action approving the 2020 Assessment Role for Potranco Ranch Public Improvement District # 1. Cecil Perkins addressed apparent address problems with certain line items in the assessment role. It was explained that the information was taken directly from the appraisal district records. Lance Elliott was directed to follow up with the appraisal district to insure a better legal description of the lots. Motion by Larry Sittre to approve the "Assessment Role" second Harry Hausman, passed unanimously.
5. Discussion and possible action approving the Five (5) Year Service Plan for Potranco Ranch Public Improvement District # 1. The "Assessment Rate" adopted is \$0.18 per \$100 of evaluation for all properties within the PID. The Medina County Appraisal District value of all properties within the PID boundaries for 2020 is \$ 115,991,956 Motion for approval Harry Hausman, second Larry Sittre, motion passed unanimously
6. Discussion and possible action on the possibility of hiring a management company to handle homeowner issues with maintenance and other issues that arise from day to day. Presentation by Harry Hausman on having one place to call for all Potranco Ranch Homeowner issues. Presently

homeowners call the developer office for some items and the HOA Association for other items. To avoid future confusion all calls will be made to the HOA Office. Moved by Larry Sittre for approval to have the HOA Management Company receive and address all homeowner calls with a cap of funds not to exceed \$2,400 annually for this service

7. New business. Victor Ortiz, acting Board Chairman asked that the three (3) minute time limit set by law for citizens to be heard be made part of the Agenda for all future meetings
8. Meeting adjourned at 11:00 a.m.

Lance Elliott, Appointed
Board Secretary