

**SMITH RANCH PROPERTY OWNERS ASSOCIATION  
ANNUAL MEMBER MEETING  
MINUTES**

**Location: 2341 S. Hwy 281, Lampasas TX 76550    Time: 02:00 p.m.    Date: 04-26-2025**

**Directors & Officers**

Dave Shine	President, Director	Ludovic Harmon, Director
Pete Egan	Vice President, Director	Rion King, Director
Shelia Norman	Secretary, Director (absent)	Joe Gordy, Director
Amber Fullmer	Treasurer, Director	

**These minutes represent the actions taken or discussed by the Members of the Association during the Annual Member Meeting.**

**1. Call to Order.**

There was a total of 32 Members present.

**2. Introductions and welcome.**

Attending Directors and spouses were introduced along with new Members. Ms. Beth Hubbard was recognized and introduced.

**3. Treasurer's Report.**

Amber Fullmer provided the following information.

**Fund Balances (figures rounded)**

	<b>12/31/24</b>	<b>04/26/25</b>
Main	\$ 3,051	\$ 11,875
North River	\$ 8,632	\$ 9,535
South River	\$ 2,940	\$ 3,240
Mid River	\$ 3,535	\$ 4,235
Park	\$ 156	\$ 1,656
Cliff View	\$ 2,200	\$ 2,400
Sky Ridge	\$ 100	\$ 500
PR 1388	\$ 2,050	\$ 2,050
Keys & Stickers	\$ 182	\$ 299
Total	\$ 22,846	\$ 35,790

**4. Membership Report.**

Amber Fullmer reported that there were 124 Members and contributors in 2024 and 75 Members and contributors to date for 2025.

**5. Director and Officer changes.**

Dave Shine stated that during the year, the President had resigned. He also informed the Members that the Board of Directors had appointed Dave Shine President, Pete Egan Vice President and Joe Gordy Director to fill the vacancies.

**6. General Manager Appointed**

Dave Shine notified the Membership that Rick Baxter had been hired by the Board of Directors as the General Manager at a rate of \$150 per month for six months to complete the necessary administrative work during a critical period.

**7. New State Park, update.**

Rick Baxter provided information related to the recent purchase of a large tract in Smith Ranch by Texas Parks and Wildlife. This tract is adjacent to another large tract in Burnet County outside of Smith Ranch and will be a newly developed State Park with the main entrance in Burnet County.

**SMITH RANCH PROPERTY OWNERS ASSOCIATION  
ANNUAL MEMBER MEETING  
MINUTES**

**8. Bluffs at Yancey Creek, update.**

Rick Baxter informed the Members that this subdivision has not sold any tracts to date and that the developer had paid \$7,500 toward the cost of the electric service at the Main Gate. This represented ½ the total cost for the electric service.

**9. Road Work, update.**

Rick Baxter informed the Members that work on Main Road and North River Road was scheduled for Monday April 28, 2025 and provided updates to work done on roads since the last Member Meeting.

There were some questions and comments about material used and long-term plans for all roads. It was explained that cash flow, amount of funds available and value from work were all taken into consideration when planning and completing future work.

**10. Discussion regarding security enhancements to Main Gate.**

Rick Baxter provided the following updates to this project:

- Electric Service has been established.
- Internet Service has been installed at no costs by Central Texas Telephone Cooperative.
- Wi-Fi router has been installed and is functioning.
- Security camera has been installed and is functioning.
- Next phase of barrier arm and fob reader estimated completion by Labor Day.

**11. Director Elections, term expiring 2025, Joe Gordy, Rion King, Dave Shine.**

Dave Shine chose not to seek reelection after serving six years on the Board. Joe Gordy, Rion King and Cliff Turner were nominated and elected by acclamation of the Members.

**12. Date of next Member Meeting, April 25, 2026 at 2:00 p.m.**

**13. Adjourn**

**Joe Gordy**  
President

**Amber Fullmer**  
Secretary