

Medina County, Texas

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

**Thursday, December 7, 2017, at 11:30 a.m.
Sammy's Restaurant
202 Old US Highway 90 E, Castroville, TX 78009
(830) 931-2204**

1. Call to Order: Megan Earl, acting Chair, called the meeting to order at 11:40 a.m.
2. Roll Call:
 - a. Members Present: Megan Earl, Harry Hausman, Mary Hoyt
 - b. Members Absent: General Eugene Habiger, Commissioner Larry Sittre
 - c. Others Present: David Earl, Lance Elliott
3. Proof of Quorum: A quorum was present.
4. Citizens to be Heard: None.
5. Receive briefing from Developer and County on the status of project and discussion on any potential future actions/items for consideration by Board, including briefing on current status and performance of PID:
 - a. Harry Hausman provided an update to the Board on behalf of the Developer. Wall Homes is ahead of schedule and is in the process of starting Unit 9. There is one unit left until the Developer starts the new section. The annual HOA meeting for the development was held on November 28, 2017 and many items were addressed at the meeting. As a clarification, there are no exemptions for PID assessments.
6. Discussion and approval of minutes from the following Potranco Ranch Public Improvement District Board of Directors' meeting:
 - a. August 16, 2017:
 - i. *Harry Hausman made a motion to approve the minutes from August 16, 2017. Mary Hoyt seconded the motion. Motion unanimously approved and carried.*
7. Discussion and possible action on acceptance of donation of one tract of real property totaling +/- 31.081 acres, said property being described below, from Hausman Holdings, LLC and Earl Holdings, LLC, to The Potranco Ranch Public Improvement District, and authorizing the execution of documents by the Board Chairman and/or Board Secretary evidencing the acceptance of the dedication including, but not limited to, dedication agreements, deeds and IRS forms, and making recommendations to the City Commissions to acknowledge donations if required:
 - a. Being a 31.081 acre tract (1,353,875,44 square feet) of land out of the William B.

Rhode Survey No. 96, Abstract No. 1327 and out of the Gabriel Arreola Survey No. 38, Abstract 5, Medina County, Texas, being a portion of an 83.347 acre tract as conveyed to Earl Holdings, LLC as recorded in Document No. 2014031164, and a portion of an 83.271 acre tract as conveyed to Hasuman Holdings, LTD. as recorded in Document No. 2014031167, both of the Official Public Records, Medina County, Texas.

- i. *Harry Hausman made a motion to accept the donation of one tract of real property totaling +/- 31.081 acres, from Hausman Holdings, LLC and Earl Holdings, LLC, to The Potranco Ranch Public Improvement District, in an approximate donation amount of \$1,000,000.00 and authorize the execution of documents by Mary Hoyt which evidence the acceptance of the dedication including, but not limited to, dedication agreements, deeds and IRS forms, and make recommendations to the City Commissions to acknowledge donations if required. Mary Hoyt seconded the motion. Motion unanimously approved and carried.*

8. New Business: None

9. Discussion by the Board to set next meeting date: January 17, 2018 at 11:00 a.m.

10. Motion to Adjourn:

- a. *Harry Hausman made a motion to adjourn. Mary Hoyt seconded the motion. The motion was unanimously approved and carried and the meeting was adjourned at 11:45 a.m.*