

Medina County, Texas

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

**Wednesday, January 24, 2018, at 11:00 a.m.
Sammy's Restaurant
202 Old US Highway 90 E, Castroville, TX 78009
(830) 931-2204**

1. Call to Order: General Eugene Habiger, Chair, called the meeting to order at 11:06 a.m.
2. Roll Call:
 - a. Members Present: General Eugene Habiger, Megan Earl, Mary Hoyt, Harry Hausman, Commissioner Larry Sittre
 - b. Members Absent: None
3. Proof of Quorum: A quorum was present.
4. Citizens to be Heard:
 - a. Denise Ramson: Tax Statement (if zero tax due because of exemption, then additional PID assessment statement needs to be sent out) v. PID statement: sent out to those who have 100% exemptions:
David Earl explained what the PID pays for, how they are assessed, that the subdivision cannot be annexed as long as the PID is in place and why the PID was set up. Megan Earl explained all homeowners did not receive a statement because the county does not send out statements to homeowners with a 100% exemption and this has been rectified they should receive statements for PID assessments in the future. Commissioner Sittre explained that all PID funds collected stay in the Potranco Ranch subdivision.
 - b. Victor Jackson
 - c. Lorenzo Schultz
 - d. Louis Gholston
 - e. Betty Cordona
 - f. Noe Nieto: Does not want to recommend living in Potranco Ranch-question about HOA versus PID: HOA can cover costs for social events and deed covenant enforcement versus the PID to fix public improvements
 - g. F.D. Mitchell: Question about how are some homeowners are having to pay at end of year more than other homeowners: *David Earl explained homeowners have escrow accounts and pay 1/12 per month and some do not have an escrow account and pay annually. Megan Earl explained about the annual meeting held each year to approve the annual PID budget and that homeowners can attend.*

- h. Van Johnson: Question about why amount was only \$28.00: *David Earl explained pro rated escrow held by mortgage company and this may be the reason for the \$28.00 bill.*
 - i. Harry Hausman-will get with Title Company who closes the builder sales (document that the builder signs); will call both builders and title companies to ensure that there is a document signed at closing
 - ii. Larry Sittre is the representative for Potranco Ranch-his door is open to answer questions about the development or the PID. This is not falling on deaf ears.
 - iii. David Earl-legally the PID is an assessment, not a tax. The assessment can only be spent in the subdivision it is collected from and is tax deductible. The Tax-Assessor needs to be reminded-there is a meeting on Tuesday evening.
 - iv. David Earl-Budget for PID can be found on Medina County website.
- 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: *Developer stated no potential problem in subdivision.*
- 6. Discussion and approval of minutes from the following Potranco Ranch Public Improvement District Board of Directors' meeting:
 - a. December 7, 2017: *Minutes approved*
- 7. Discussion and possible action on amendment of Banking Resolution, which would modify the current policy of requiring two signatories on checks, to require one signatory on checks; and to remove Megan J. Earl (f/k/a Megan J. Clay) as an authorized signer and reappoint and authorize Mary Hoyt as the sole authorized signer for any and all bank accounts at any banking institutions held in the name of or owned by the Potranco Ranch PID;
 - a. Harry Hausman made a motion to approve the amendment of the banking resolutions
 - b. Megan Earl seconded the amendment
 - c. Amendment approved
- 8. New Business; General Eugene Habiger and Megan Earl submitted their verbal resignations effective January 25,2018.
- 9. Discussion by the Board to set next meeting date; no date was decided on.
- 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 12:15 p.m.*

