



## Howard Ranch Property Owners Association

**Date:** 7/8/2024

**Subject:** Regular Board Meeting

**Board Members Present:** Jessica Parrish, Jeff Foreman, Nick Arnio

**Board Members Absent:** Donald Faul, Brian Wellins

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### Discussion:

1. Howard Ranch, Sec 2, Lot 25 Replat
    - a. Notices are being mailed to property owners
    - b. 3 New Subdivision Lots on approximately 29.823 acres, the connection would be made at the intersection of Cypress Springs and Trebled Waters (top of the hill)
    - c. Easement and Right-of-way
      - i. Date of agreement 9/2/2003
      - ii. Agreement – Easement from FM 150 to 29 acres
    - d. **Action:** Jessica discuss options with Attorney Joshua Kroot
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### 2. Sanitary Sewer line from RM 12 to Wastewater Treatment Plan

- a. A new utility line is planned to be installed under the roadway of Cypress Springs
- b. **Action:** Jeff call Ginger from the Utility and determine if there is an option to NOT tear up the roadway. Possibly follow RM 150 to the Wastewater Treatment Plant Road.
- c. **Action:** Nick to develop “flyer” on “*How will this impact me*” to inform residents about construction and long-term impacts of utility within our property owner right-of-way. See image of cut and cover on XX Road recently completed. Need to communicate that this type of repair can be expected the entire length of Cypress Springs.





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### 3. Dog Waste Bag Station

- a. Several Property owners suggest that the station should be moved for better usage
- b. Suggestions to move to end of Cypress Springs, at intersection with Trebled Waters (Insert Map of existing and proposed locations)
- c. **Action:** Jeff get estimate from Tejano
- d. **Action:** Nick to find out who maintains and refills waste bags



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### 4. Trail maintenance/upgrades

- a. Tejano applied weed killer on portions of the trail near Twisted X
- b. **Action:** Nick to walk the trail and identify areas of additional maintenance needs



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### 5. Entrance at RM 12

- a. Trees were trimmed and median island was cleaned up
  - b. Propose additional improvement
    - i. Mulch
    - ii. River rock in water feature
  - c. **Action:** Jeff get estimate from Tejano
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### 6. Alliant Gas Contract

- a. Alliant Gas invested in the propane infrastructure for the neighborhood
  - b. The Board feels the propane costs are not competitive, but we may not be able to separate from Alliant due to a previous agreement
  - c. **Action:** Don search for Alliant agreement to see if there is a sunset on the POA using their services
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### 7. Keystone Management

- a. Update Board Members on Website access
- b. Give training on Architectural Review portal on website
- c. **Action:** Jessica contact Keystone to set up training for Board Members.