# **NOTICE OF ANNUAL MEETING**

**OF**

**FRIO CANYON ESTATES PROPERTY OWNERS ASSOCIATION**

The annual meeting of the Frio Canyon Estates Property Owners Association will be held **Saturday, June 14th**, 8:30 a.m. at the Frio Canyon Estates Park Pavilion in Uvalde County, Concan, Texas.

In order to save time at the meeting we ask that you please mail your annual dues ($100.00 unless you have unpaid or past due assessments and interest) by May 31, 2025.

You can pay online or send your check payable to *Frio Canyon Estates* to:

*Kim Freund*

*PO Box 51*

*Concan, TX 78838*

The agenda for the meeting is as follows:

* 1. Confirmation of a Quorum and Call to Order.
  2. Reading of the 2024 Annual Meeting Minutes.
  3. Treasurer’s Report.
  4. 2025 Annual Budget Proposal (back of this page).
  5. Architectural Control Committee Report.
  6. Discuss Park Rules and Review Suggestions for Changes as Needed
  7. Deed Restriction Amendment Discussion *- This is the first step in the process if the property owners want to change the deed restrictions.*
     + - 1. Provide an overview of the process the state requires us to follow to vote on the amendment process (see Texas Property Code Chapter 211).
         2. Present "Vote to Amend the Deed Restrictions" sample ballot
         3. Provide an explanation of the sample ballot
         4. Gauge interest at the Annual meeting and adjust wording as needed - if there is general interest then a formal ballot will be sent out after the meeting.
  8. Open Discussion/Awareness - Expansion of Garner State Park to just upstream of FCE Park on opposite side of the river.
  9. Park Host Update
  10. Review Old Business - Unit 2 Access to the Park
  11. Discussion and possible action on raising the annual dues to accommodate an HOA Management Company (~$7200/yr, so about $75/owner/year)
  12. Board member elections - 4 positions are up for election - Kim (3 year term), Victor (3 year term), Bryan (2 year term) and Kenneth (2 year term)

*Note: State Statute 209.0059 ensures the right to vote to all property owners.*

*As with past meetings, members may vote by proxy. It is the responsibility of the member to properly inform their representative how they wish to vote. A proxy form has been included for your convenience (back of this page). State Statute 209.0058 requires a proxy or ballot be signed by the property owner. Proxies can be returned via email to* [*BryanBarrington1971@gmail.com*](mailto:BryanBarrington1971@gmail.com) *but it is the responsibility of the sender to confirm they receive an email response from Bryan that he received it.*

**Frio Canyon Estates Association Board of Directors**

Bryan Barrington, President – Phone 361-960-6925 Victor Vinton, Vice-President – Phone 830-334-1075

Kim Freund, Treasurer – Phone 210-889-6062 Stan Demboske, Secretary – Phone 830-232-4204

Kenneth McGarrahan, Board Member – Phone 936-327-7342

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