



# Key Ranch News

324 Lazy Cane Ranch Road, Trinidad, TX 75163

[www.keyranchpoa.com](http://www.keyranchpoa.com)    [info@keyranchpoa.com](mailto:info@keyranchpoa.com)

JUNE 2023

## Annual Meeting and Elections

The annual meeting of the Key Ranch Estates Property Owners' Association was held May 20th via Zoom. We had 10 member households in attendance, representing over 20 lots. Marcella explained that we will continue to use Zoom for our meetings because it has allowed folks who do not live at the lake full time the opportunity to serve on the board. She said that about half of our board members work full time and do not live at the lake full time. She thanked those who do volunteer to serve on the board for their time and dedication. The board is split with 4 being elected to 2 year terms this year, and the other 5 will be elected to 2 years next year.

Once again this year there was an uncontested election. Your officers and directors are:

President—Marcella McKinney 2023 - 2025

Secretary/Treasurer—Sue High 2023 - 2025

Directors: Randy Shimkus, and Jeanette Sabel—both 2023-2025. Donna Thomas, Terri Rowley, Eric McLean, Gene Cooper and Doug Phillips—2023-2024.

A big thank you to all of you for volunteering your time to help keep our community a great place to live!

For contact information and committee assignments, please see the second page of this newsletter or visit the POA's website at [www.keyranchpoa.com](http://www.keyranchpoa.com).

## The President's Corner

Just want to take a minute to express my appreciation of all the volunteers that form our Key Ranch POA Board. The POA Board Members all work diligently to stay in compliance with our covenants and by-laws, and to encourage a vibrant neighborhood. At this time, I would like to encourage all members of the association to contact myself or any member of the board with questions or suggestions.

We are all proud to call Key Ranch home, and our goal is to make sure all our members feel that same pride of being a great community to raise a family or retire in.

As I'm sure you are all aware, our neighborhood continues to grow exponentially. You can stay up to date via our community website, [www.keyranchpoa.com](http://www.keyranchpoa.com), for helpful information including all our documents, links to pay your assessments, contact info for Key Ranch POA board members, report issues, or ask questions. Make sure to check it out!

Every resident and member of the association makes their mark on our community and plays a significant role in making it a healthy, peaceful, and beautiful place to live. With that said, burn restrictions are possible in the future, so please get those burn piles burned asap. \*\*\*Just a little reminder, Sue is still wanting to retire from her secretary/treasurer position and we all would appreciate somebody stepping up to volunteer for her position.

The county has expressed their intention to work on widening Key Ranch Road in the near future, so be aware there may be road work going on that may impact travel in our area. Watch out for workers in any work zones and drive safely. The speed limit on Key Ranch Road is 35 mph!

## **!! Dues Reminder !!**

All invoices for the POA's current fiscal year were mailed the end of April. As a reminder, all invoices **must** be paid by the end of June to avoid late fees. So please check to be sure you've paid your dues. If you aren't sure, you can always call Sue High at 903-778-4668 to double-check, or email her at [info@keyranchpoa.com](mailto:info@keyranchpoa.com). Likewise, if you have misplaced your bill or never received it, contact Sue immediately to get a copy of your invoice. You can pay online now, too, if you wish. Send an email to [info@keyranchpoa.com](mailto:info@keyranchpoa.com) to request an activation email.

**The POA Board of Directors**

President: Marcella McKinney—903-778-5220  
 Vice President: Randy Shimkus—817-797-5325  
 Secretary/Treasurer: Sue High—903-778-4668  
 Building Permits & Restrictions: Gene Cooper—469-831-5618  
 Community Center:  
     Activities: Jeanette Sabel—337-540-2860  
     Grounds & Bldg Maint: Randy Shimkus—817-797-5325  
 Mowing Lots: Terri Rowley—469-212-3686  
 Parks and Ramps: Doug Phillips—972-658-6993  
 Streets: Eric McLean—817-773-5722  
 Street/Guard Lights: Donna Thomas—303-601-3484

Don't forget to join us for our monthly board meetings via Zoom. The meeting is the first Tuesday of every month at 6:30 PM. Email info@keyranchpoa.com for a meeting invite.

**Building Permits Reminder...**

If you are planning any construction on your lot, such as a carport, addition to your home, storage shed, garage, patio, deck, fence or driveway, or other similar projects, you **MUST** get approval and a permit from the Building and Restrictions committee **BEFORE** you begin construction! Current fees are: \$200 for new home, \$50 enclosed additions and attached garages, and \$25 for carports, deck/porches, storage sheds, detached garages, fence or driveway. See our website under *Documents* to download the current permit request form. They are good for 1 year. Call Gene Cooper at 469-831-5618 for more information.

**Other News**

We now have several documents on our website that are required by law. Rules and Regulations, Email Registration Policy, Payment Plan Policy, Document Retention Policy, and Document Inspection and Copying Policy. We have also adopted Rules and Regulations, a Fining Policy and Collection Policy. Please go check them out!

We are still trying to find a replacement for Sue, so that she can retire after 18 years as the POA Secretary/Treasurer. Please consider volunteering. If you would like to know what all the job entails, please contact Sue at 903-778-4668.

POA P&L from 5/01/2022 through 4/30/2023:

(NOTE: These are our total fiscal year-end figures, ending April 30, 2023.)

**Income**

Building Permits	2,500.00
Dues	35,052.00
Donations Received	63.00
Late fees	2,490.00
Mowing Fees	8,308.50
Recovered Bank Fees	24.00
Resale Certificate Fees	2,475.00
Transfer Fees	2,325.00

**Total Income \$53,237.50**

**Expenses**

Bank Charge	24.00
Community Center Maint. & Repair	565.44
Diesel for tractor	1,177.23
Electric Bill—Community Center	967.18
Electric Bill—Guard /Street Lights	7,602.46
Insurance—Comm Center/Liability	2,354.00
Insurance—Tractor and Mower	1,557.00
Insurance—Directors	1,639.00
Legal Fees	10,141.56
Memorials	102.00
Mowing Community Center	1,400.00
Mowing lots	2,232.00
Office Expense	3,195.55
Postage and Delivery	225.19
Parks/Ramps Repairs	5,384.80
Supplies	107.24
Taxes	479.82
Tractor	6,050.34
Misc—Diesel tank repair	250.00
Water Bill—Community Center	360.06

**Total Expenses \$45,814.87**  
**Net \$7,422.63**

**Checking Balance 4/30/2023 \$21,524.74**

If you have any questions, please feel free to contact Sue High by phone at 903-778-4668 or e-mail at info@keyranchpoa.com.

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«AddressBlock»

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