

Minutes of the CCHOA Annual Meeting of Members, August 27, 2016
Held at the Lakchills Library, 7200 FM 1283, Lakehills, TX

Members were issued their ballots upon arrival. After all ballots were cast, Election Committee members retired to a separate location in the library to tally the votes.

Meeting was brought to order by June Mason, President, at 10:51 a.m. Board members present were June Mason, George Fink, Jaried Singletary, Deborah Ryan and Maria Salvatierra.

June read the minutes of the Annual Meeting held on August 15, 2015 at the Lakehills Library, Lakchills, TX. A correction to the minutes was initiated by Maria to show "Annual Meeting of the CCHOA Members" instead of "Annual Meeting of the CCHOA Board of Directors." June moved and Maria seconded to approve the minutes as corrected. Motion passed unanimously.

Annual Financial Report in review - Jaried gave the following report:

| | |
|--------------------------------------|---------------------------------------|
| As of July 2016 Wells Fargo Checking | \$14,790.47 |
| Deposits | \$ 745.00 |
| Insurance | \$ 3,132.00 |
| Waste Mgmt | <u>\$ 246.58</u> |
| Balance | \$12,179.89 |
| As of July 2016 Wells Fargo Savings | \$ 6,339.41 (includes \$.16 interest) |
| CD's (2) at Bandera Bank | \$10,112.98 |
| Total funds available | \$28,632.28 |

2016 Budget Expenditures to date:

| | Projected | Actual |
|-------------------|-------------------|------------------|
| Lakehills Library | \$ 160.00 | \$ 60.00 |
| Park Maintenance | \$1,000.00 | \$ 550.00 |
| Common Areas | \$5,000.00 | \$3,728.89 |
| Port-a-Potty | \$ 305.00 | \$ 304.23 |
| Fees & taxes | \$ 100.00 | \$ 182.00 |
| Website | \$ 420.00 | \$ 280.00 |
| Office Supplies | <u>\$1,000.00</u> | <u>\$ 171.50</u> |
| Totals | \$11,285.00 | \$8,385.62 |

Rob Platt, attending, asked how many assessments from last year are still owing. June reported there are six (6) still owing for about \$690.00. There are seven liens outstanding, and they are not included in the six outstanding accounts.

Architectural Control Committee in review - Deborah Ryan reported the following:

One (1) Home Improvement request approved

Three (3) New House Construction requests approved

Two (2) New House Construction requests have been submitted; review pending

Maintenance Committee in review – Deborah Ryan reported the following:

Flood cleanup at the lower park; there is needed to again conduct some flood cleaning at the park.

Removed dead tree at the lower park.

New "No Trespassing" sign has been installed at the lower park.

Repaired damage made to a column at the main entrance to the subdivision

Repaired the BBQ pits at both parks.

Painted the pipe fence and railing at both park entrances, mailbox stands, picnic table bases and bulletin boards.

Contractor has been given go-ahead to repair the shed at the lower park.

Next project will be repairs to the mailbox stands which includes replacing 4x4 posts and adding angle iron to prevent sagging; cost of material for the stands has been approved but bids for labor must be obtained.

June mentioned work on the mailboxes would have to be done on Sunday because mail is still delivered on Saturday. Deborah said Post Office gave her contact number for our mail carrier, and it's possible to begin work on Saturday after mail delivery. Deborah Ryan said anyone wanting to replace their old mailbox with a new one should contact her.

Rob Platt asked if there were any plans to make repairs to the cedar fences along the road. June responded we needed to decide what to do about the fencing, perhaps replace all the wood with something requiring less maintenance or remove it altogether. There was more discussion on the fencing and the entrance which included an offer of yucca plants to use at the entrance. Deborah Waddell, attending, read from a report of the Commissioners Court regarding congestion along the river crossings. The county will issue an order approving the installation of "No Parking" signs on roads along river crossings and will begin ticketing people who are parking on the road close to these crossings.

There was discussion about the possibility of an automatic gate opener for the entrance at the lower park. Quality Iron Works had come out and provided a verbal estimate of between \$6,000 and \$8,000 to perform work to stabilize the existing gate at the entrance closest to the road, install key pads with protectors, and install a 20 watt automatic gate opener. Carrie Scott, attending, mentioned she has a welder and could come up with something. June told her to submit a bid for the work.

June stated there was a problem with the election notice and reported four people had not received their ballots. She stated she prepared and mailed the ballots herself and was worried there may be more people who did not receive their ballots. She apologized and stated there was no explanation for why some people did not receive their ballots, and that next year the mailing will be handled differently. Deborah Waddell reported proxies had been obtained from property owners without the owners being told what they were or what they were signing. June explained

these were her proxies. When this was brought to her attention, she called each person who had signed over their proxy and only one person withdrew their proxy.

New residents were introduced.

Junc reported Waste Management has cancelled our trash pickup contract and Monday, August 29th, is their last pickup. The association has elected to go with Vaquero who will begin services on September 1st.

There was a lengthy discussion among the members regarding covenant violations and how some owners believed the board was not doing enough to enforce. Maria recalled advice given by the attorney for enforcing covenant violations which should include taking pictures to document the violations. Junc also stated the attorney raised the need to amend our covenants.


(A short break took place to wait for the election results.)

Election results: Deborah Ryan 41.5; Carrie Scott 60.5; Jaried Singletary 64.5; Jimmy Stanley 39.5.

Junc moved and Maria seconded to adjourn. Motion passed and meeting was adjourned at 12.22 p.m.

Submitted,
Maria Salvaticerra, Secretary, August 2015 - August 2016

APPROVED:



George Fink, President



Carrie Scott, Secretary

