

May 20, 2017 CCHOA Monthly Meeting Lakehills Library Lakehills Tx.

George called the meeting to order at 10:15am

Carrie read the minutes for April. Motion made to approve, motion passed.

Jaried read the Financial Report:

Wells Fargo Savings Acct: \$6340.67

2 CD's \$5085.04ea

Checking:

 Vaquero \$320.25

 Library \$ 20.00

Deposits \$ 0

 Balance 16,513.70

There are 43 owners that haven't paid. There are 29 from 2017 for \$3820.00. 14 from 2016 for \$5769.00 with a total accounts receivable of \$9589.00.

Some have liens filed. Carrie has offered to make calls to help collect funds.

James gave the Architectural report. House approved on lot 137

The lot has been updated through the title company to reflect the owner's name.

Carrie discussed a bid for a gate opener for the lower park for \$3200.00 to include a solar panel 10 watt, battery, 2 key pads, and 4 remotes. For an additional \$20.00 per remote for any community member may purchase one. Maria also discussed a bid she received for a gate opener for \$7200.00 to include a solar panel 20 watt, battery, 2 key pads, an electronic eye, and 500 codes to program into the unit. This is tabled to see which would be more beneficial to the community.

Carrie then discussed three bids for the fence repair in the lower park one for \$1338.00 was accepted to remove the barbed wire from the fence along the road and joining the fence from the road to the park gate at the lower entrance. There will be stranded cable wire replaced in 4 strands down to the river. Motion was made to approve the repairs, motion passed.

Carrie discussed the Covenant Revision update that the wording from the original document is being placed in the ballots and is working on it presently.

The river gage has been in the process of being installed and information can be found on the website. There is a pamphlet on the bulletin board as well.

The website has been redesigned and ready to move to an online based server. Motion made, motion approved to move. The cost will remain the same and the \$170.00 transfer fee will come out of the \$420.00 a year.

Pot Luck tabled until further later in the year.

Open Session:

The porta potty has been ordered for Memorial Day delivery and after Labor Day pick up.

Tom Rifleman discussed the property value hikes from the appraisal district and how high they went to. In some respects a 200% increase. Maria stated it could be from the sales of lots in Comanche Cliffs. There were hikes all through Texas. Maria asked to file a protest for the increase of property values.

There was some discussion about the property across from Comanche Cliffs. It is not being developed.

There was some discussion about the precincts surrounding the bridge at the crossing.

The board adjourned to executive session. Maria wanted to know about the violations. Carrie listed some that had been cured. Maria wants 209 letters to go out to those in violation to make people comply and pay dues. She also suggested foreclosure proceedings on the liens that are filed. She also discussed a community resident and sending 209 letters to prepare to sue each one until all resolved.

Fred stated if someone couldn't pay the low dues we have how can they pay with fees and legal costs added? Maria stated by all legal means available.

The board was to discuss the violations and Maria said are we going to discuss the elephant in the room. Which turned out to be a resident's home. George asked why she was always going after this resident for everything? She then blamed Carrie for a part in the revision of the covenants that Carrie had no part in. Fred stated the committee added that part. She then apologized to Carrie.

Fred suggested that we call the ones that owe dues and see if there is a hardship that they may need a payment plan or something for. Carrie also said she would call and see what she could do.

Motion was made to adjourn, motion passed 11:20 am

George Fink

Carrie Scott