

**Minutes of the CCHOA Board of Directors Meeting
July 16, 2016**

Meeting was brought to order by June Mason, President, at 9:05 a.m. at the Comanche Cliffs Subdivision Lower Park, Bandera, TX. Board members present were Jaried Singletary, Deborah Ryan, George Fink, and Maria Salvatierra.

Motion was made by June and seconded by Deborah to approve the February 2016 minutes as amended. Motion passed with June, George, Maria and Deborah voting "aye" and Jaried voting "nay."

Motion was made by Maria and seconded by June to approve the April 2016 minutes as presented. Motion passed with June, George, Maria and Deborah voting "aye" and Jaried voting "nay."

Maria read the May 2016 minutes. June moved and Deborah seconded to approve the minutes as read. Motion passed with June, George, Maria and Deborah voting "aye" and Jaried voting "nay."

June prepared the June 2016 minutes and read them before the Board. June moved and George seconded to approve the minutes as read. Motion passed unanimously.

Financial Report: Jaried reported the following YTD

\$15,187.05 Wells Fargo balance checking end of June

\$ -246.58 Waste Management

\$ -275.00 Dayle Heiner (mowing)

\$ 230.00 deposits

\$14,895.47 Wells Fargo ending balance checking

\$ 6,339.25 Wells Fargo balance savings (includes interest)

\$10,106.76 Bandera Bank CD's balance (includes interest \$6.44)

Total balance of all accounts as of 07/15/16 is \$31,341.48.

Architectural Control Committee: Nothing to report.

Maintenance Committee: Deborah reported painting of the "No Trespassing" sign at the lower park has been completed; stone steps at the upper park have been repaired; and the railing at the upper park is being fixed. On the shed repair, only one bid of \$450 has been presented from Daniel who works with Amber Lasater Painting & Woodworks. June wanted to give Dayle Heiner a chance to present a bid before we decide on this issue. Deborah mentioned Daniel will be a very good candidate for the mailboxes. Deborah also mentioned she found an ad from a retired

fireman who does general jobs; she stated he might be someone we could use for cleanup of the lower park and will contact him for a bid.

Nominating Committee: There are four nominees for the two open Board positions. June mentioned the Nominating Committee will meet to set the rules. Robert Shock and Deborah Copeland will be counters on the day of the election.

Old Business: Consult fee for Attorney Susan Rice will run \$195 hourly. June will forward Ms. Rice all our association documents, to be followed by our talking papers which agree or disagree that the Association meets the definition of Declarant. June moved and George seconded that we approve \$1,000 for Ms. Rice's services. Motion passed with June, George, Maria and Deborah voting "aye" and Jaried dissenting.

New Business:

The Annual Membership Meeting will be held August 27th. If the Lakehills Library is not available, June will look into holding the meeting at the Bandera Electric Co-op.

June reported our insurance will lapse August 15th. Jaried moved and George seconded to approve \$3,800.00 for insurance for the coming year with McMullan Insurance Company. Motion passed unanimously.

Open Session:

The four candidates running for office – Carrie Scott, Deborah Ryan, Jaried Singletary, and Jimmy Stanley -- presented their platforms.

Peggy Rifleman directed comments to Carrie Scott about the four horses on Carrie's property and indicated Carrie was not a kid with a 4H project. She also told Carrie that she (Carrie) was exploiting the community.

Robert Platt asked Jaried if he was still in favor of removing the dumpsters from the park and ending the community garbage pickup, to which Jaried replied we can't get 100% participation because people place things in the dumpsters that are not allowed.

Yvette Alexander commented the covenants need to be revised, as they are outdated and times have changed. She questioned what the deal was with not allowing modular homes.

Tom Rifleman said he bought property out here because of the restrictions and questioned what had changed that would require amending the covenants.

Bert Grote said we need some rules and restrictions and give up some of our absolute freedoms because we all signed the restrictions. He indicated we can get along better if we all honor our agreement, even though we don't all agree on everything.

Minerva Garcia commented the next couple of Boards need to get information from the community to consider changing the covenants; she also stated the next election was very important.

Lee DeLaCruz spoke of modular homes and chickens; he also stated some people had big issues with his dog and threatened to kill his dog. He would like to see more community activities.

Anne Hopkins mentioned the recycle bins at the lower park and praised Jaried for the work he does in the park and with the recycling.

Rob Platt mentioned we had a Green Committee in the past who performed recycling for years.

Maria Salvatierra reported she and Deborah Ryan were conducting a violations sweep of the neighborhood on July 1st and taking pictures when they were accosted on the street by Gil Mason who took exception to the picture-taking. Maria also stated shortly thereafter she and Deborah were traveling on English Crossing Road when they were stopped by a resident who warned them someone had called the Sheriff on them for stalking. Some attending the meeting then immediately turned the conversation to accusations of invasion of privacy against Maria and Deborah. Carlos Gamez acknowledged it was he who had called the Sheriff after his daughter called him to tell him there was someone parked in front of their house taking pictures. Maria responded they did not take pictures of his house. George moved and Jaried seconded to stop all picture-taking by the Board. Motion passed with June, George, Deborah and Jaried voting "aye" and Maria voting "nay."

The Board met in Executive Session at 11:12 a.m. to discuss covenant violations and delinquent accounts. Following the Executive Session at 11:50 a.m., the following was reported to the membership:

Past due accounts remain mostly unchanged, but we did have someone sign up for a payment plan and another member paid \$170. All accounts are more than 90 days past due for the 2015 and 2016 assessments in the amount of \$2,560.67; liens amount to \$2,798.71 for a total owed of \$5,359.38. A recap of the violations included some from the first notices that went out in November and new violations that need to be addressed. The members who received a first violation notice will receive a second violation notice, rather than Chapter 209 letters. June will prepare the letters which will have a statement offering assistance to members who may need assistance clearing their lots.

Meeting was adjourned at 11:56 a.m.

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

APPROVED:



June Mason, President

9-17-2016
Date



Carrie Scott, Secretary

9/17/2016
Date