

Aug 24, 2019 CCHOA Annual Meeting. Lakehills Library

Directors Present: James Almand, Julee Kennedy, Carlos Gamez, Carrie Scott, Jaried Singletary, Carrie called the meeting to order at 10:20 am

Julee read the minutes from last year annual meeting Aug 25, 2018. Motion to approve. Motion passed

Candidates for open board positions spoke, ballot counting began.

Carrie gave the Financial Report

Checking \$9,591.11; Savings \$6,104.84; CD's 5,168.35/each

Motion to have Jaried sign July minutes so Carrie and James can have access to the CD's. Motion passed. Jaried wants to wait to sign the minutes until the new board is voted on.

James and Carrie have been working hard to send out letters/calling for people who owe dues, and we are down to 12 people who owe. One person who owes quite a bit, but they are unable to be located at this time. Total amount owed \$2,238.48 for all Members past due. Members have until Sept 15, 2019, and if no payment is received, a lien will be placed on the properties.

Motion to approve financial support - motion passed.

Architectural Committee: No new requests

Maintenance Committee: we need volunteers for weed eating down by the river. Anne called the River Authority and was told to not mow it and let it grow; she wants someone from the River Authority to come and speak at a meeting. We only cut the grass in the parks approximately 4 times per year to help with access for community members.

Discussed recommendation by a community member to have a key fob for the lower park with code.

We need to add 2 signs down by the river, per our insurance, for "swim at your own risk"/"No Trespassing", along with one sign at the upper park. Motion to approve signs - motion passed.

John Suttles asked about the handrail requirements - no requirement. Carrie to weld a handrail at the lower park to fix the steps, or get a contractor to fix steps/handrails.

We are to call the Game Warden and not Bandera County Sheriff's Office for trespassers.

New Insurance is through Texas Security General, under Farmers Insurance. Annual cost is \$1,811. Three different companies, McMullen, Davis, and Farmers, and policies were reviewed by Board Members Carlos, James, Carrie, and Julee. We were being charged \$1,500 more, by our previous insurance, for the same coverage we have now. Last year insurance was \$2,600, this year insurance will be \$1811 for General Coverage and an HOA specific policy.

Open Session: Documentation for by laws: explanation of by laws directors were developers/do liens/issues/etc, but not to change the rules - change wording of by laws.

Henry thinks this is incorrect. Officers are also directors; A voted on person cannot be removed from the board, only from their position; can only be voted on/off the board by membership.

Officers shall be appointed by Directors.

John Suttles and Robert Platt wish to be on the architecture committee.

Henry motioned for no voting for three years.

September 28 community yard sale.

Motion to adjourn to executive session – to assign positions and come back and open the meeting.

James announced the positions James Almand is President, Carrie Scott – Treasurer, Jaried – Director, Julee – Secretary, Daniel - Vice President. Meeting called back in session.

Meetings will be October 19, 2019; Jan 25, 2020; April 18, 2020; July 18, 2020; October 17, 2020; Annual Meeting August 22, 2020.

The board will look at the violations and decide what action will be taken.

Motion to adjourn, Motion passed at  
11:45 am