

Minutes of the CCHOA Board of Directors Meeting  
December 17, 2016

Lakehills Library Lakehills TX, George brought meeting to order at 10:19am.

Board members present: George Fink, Jaried Singletary, Carrie Scott, and Maria Salvatierra.

September minutes read by Carrie Scott Secretary after a couple of pages she skipped ahead to the amended portion of the minutes. Maria asked for the original minutes I wrote. I did not have them. I have the amended minutes for September. The changes are on the page before the last. Maria asked for a couple of changes.

Maria went to the area of the emails listed on the minutes. I didn't have the email she read and she brought a copy to add to the minutes.

The Sept 16 minutes were tabled by George until the next meeting.

November minutes were read and approved.

The financial report was read by Jaried Singletary

Wells Fargo Savings: \$6,340.04  
Bandera Bank CD's: \$10,138.56  
Wells Fargo Checking: \$10,783.78

Checks paid in November, 2016:

Library \$20.00  
Vaquero trash service: \$320.25  
Deposit total: \$1585.00

\$27,262.38 Balance

Committee Reports:

Architectural Committee – Had one carport approved for a member in the community.

Maintenance Committee: Approve an amount to get mailboxes improvement going \$1750.00 motion approved.

Fence along the old Barrera House needs repair.

Old Business:

Questions about the covenants. When are the covenants dated and do they end?  
Minerva wants the process and procedures of the covenants revision to be done in a

professional and legal way. George stated that Fred has been working on the covenants. A Motion was made for Fred Pokrant be in charge of the committee for the revision of covenants. Several members volunteered for the committee. George can be on any committee so he will participate. It's up to Fred as to who and what is done on the committee. Motion passed.

George has another bid on repairing the mailboxes. Carrie suggested using 2x2 metal angle iron to place the mailboxes on instead of wood.

#### New Business:

New projects - Carrie would like to see a gate opener for the gate at the lower park. Rob Platt would like an entryway remodel. Anne would rather have a member give ideas about thriving plants for the entry. Rob is going to draw up a couple of ideas for the entryway. Need to gather some cedar posts to repair the fencing areas by the entrances.

#### Open Session:

June Mason has resigned from the board and George Fink is acting president. Minerva is very sorry to see June leave and that she showed a lot of class for the board. June was under a lot of pressure and showed integrity and the board needs to write a letter giving her our Thanks.

Deborah Ryan said while she was on the ACC the requests went to the board for final approval. Since I (Carrie) have been on the board the ACC has approved a couple of carports and we haven't seen them. The ACC has the final decision on approvals and is subordinate to the board. The ACC approvals stand as long as there is no issue for the board to be involved.

Eric Fields has volunteered to be on the ACC. There was some discussion as to who can be on the committee non-members vs members. George is checking into that on the 209 laws. James Almand has found the covenants are very vague especially concerning carports. He has found there is nothing in the covenants about carports. Things are very different from when the covenants were written and need to be revised. James has a background in Electric and building and he deals with contractors everyday at the hospital. He wants things safe and goes by the rules of the covenants. When He looks at the projects he is not siding with one side or another he is basing his decisions on the covenants. Jaried suggested Mr. Carruthers to join the ACC. We need to ask him if he would like to be on the committee.

Deborah Ryan has sent two certified letters to the board. George has just signed for one and hasn't received it yet. Deborah wants to know what is the next step on the violations? Maria's take is the letters are out there and no action has been taken place.

There are certain processes and procedures and things change from board to board. Minerva has approached the board concerning her letters and hasn't received feedback from her speaking to the board about her issues. We need to respond to

Minerva's requests from March and a later meeting with the board. If things are not responded to then after 30 days they fall into default.

We are not going to move forward as a community with the approach some have taken. Snide remarks do not help. It's up to the board to decide what they are going to do.

Anne spoke about the community not wanting lawsuits. The covenants do not state the covenants have to be enforced to the point of lawsuits. James Almand spoke up about the back biting happening at the meetings. That the majority voted for the board we have now and that is what you are dealt with. This is the elected board and the board has decided they are not going for legal action and arguing about it doesn't help anyone. If you want to sue your neighbor then you sue your neighbor and not the board. Maria stated that there are some people that want to sue the board.

Motion made to adjourn to executive session. Motion passed.

Deborah Ryan addressed the board for Deborah Grote's letters sent to the board and about her issues with the community.

Motion to adjourn meeting. Motion passed 12:15

Carrie Scott 12 17, 2016

George Fink 12 17, 2016