

July 15, 2017 CCHOA Monthly Meeting Held at the Lower Park to CC.

George called the meeting to order at 10:20am

Directors Present: George Fink, Jaried Singletary, Maria Salvaterra, and Carrie Scott

Meeting minutes read by Carrie Scott. Motion was made to approve with minor changes. Motion passed.

Financial report read by Jaried Singletary.

Wells Fargo Savings Acct: \$ 6341.15

2 CD's \$5091.42ea

Checking:

Carrie Scott \$120.00 Dump for Community Cleanup

Library \$ 20.00

J Mac \$308.00 Portable Toilet 3 month service

Jaried Singletary \$136.09 Nomination Committee mail outs supplies.

Insurance \$3233.00 Annual Policies Payment

Fred Pokrant \$25.00 Dump – Community Cleanup

Dayle Hiner \$275.00 Mowing – Common Areas

Deposits

Balance \$11,339.51

Motion made to approve. Motion passed

Architectural Control Committee: James Almand – approved a new house for Lot 78 in May.

Maintenance Committee: Contract is up for garbage dumpsters the 23rd of August. The board needs to give 30 days notice to move or get bids for renewal. Motion made to get bids and go with similar service. Motion passed.

Neighborhood cleanup – took 4 flatbed trailer loads full to the dump. Fred Pokrant took a truckload to the dump too. Carlos Gamez and Eric Fields helped load and unload at the dump.

Julee Kennedy suggested the board post information on the “Next Door” App for events or community services. It will be posted on the website. All you do is download the app and put in your information to join the neighborhood. Julee said it would take 10 people to start it.

Entry way update and gate opener. Park gate is always open. Anne suggested we have a vote for the community. There was a discussion concerning the gate opener. Stabilizing the gate. Motion was made for the gate opener for \$3600.00. Motion failed.

Anne Hopkins suggested the board prepare for repaving the upper park.

Covenant revision is ready for the mail out and will go out with the ballots for the election to be voted on at the annual meeting.

Nomination Committee: Anne gave information about the mail outs for the bios and ballots. The deadline to submit nominations will be set July 27. The annual meeting is to be set Aug 26 to vote for board of director positions and proposed covenant changes. Maria moved to have a neighborhood get together the 19th to hear candidates speak. Motion passed. Motion made to provide refreshments. Motion passed.

Trespassers: there are many people going up river and taking bbq pits and party needs to their destination of a property owner. We have to follow the Texas Parks and Wild Life's Rules for a navigable river. There was a discussion about rubber wristbands to give each family 5 per owners. The board wants to change the combo's to the locks at the parks each quarter. The board made a motion to change the code on the locks on the parks. Motion passed. The new code will go out in the mail-out for the nomination letter. Motion to change the locks every quarter of the year. Motion passed. Kyla Hebert is going to get prices on wristbands.

Neighborhood watch: Carlos Gamez spoke about the fact there is no official neighborhood watch and there are some neighbors that patrol the community watching homes of those that ask. That if there are some that don't want their home watched then they will not stop anything however, will call the sheriff. There was more discussion concerning people watching the community voluntarily.

Open Session: Deborah Ryan discussed information about paint and the shed in the upper park. The locks need to be moved on the doors. Deborah Ryan would like the cream colored paint to do touchups.

The board motioned to go to executive session: A small trailer has been removed and then returned to a property. No 209 letters will go out. Corrections have been made to some properties. There is a judgment said to be \$14,000. George stated the judgment was \$5000. to clean the lot up and was cleaned for no cost to the association. Maria stated there are fees from filing the judgment. There is an offer for \$5000. To settle the judgment which includes the attorney's fee. Motion made to adjourn. Motion passed.