

Minutes of the CCHOA Board of Directors Meeting  
September 19, 2015

Meeting was brought to order by June Mason, President, at 10:02 a.m. at the lower park, Comanche Cliffs Subdivision, Bandera, TX. Board members present were Jaried Singletary, Deborah Ryan, and George Fink. Maria Salvatierra was present via FaceTime from a separate location.

June read the minutes of the August 15<sup>st</sup> Annual Meeting. It was moved and seconded to approve the minutes as read. June read the minutes of the August 21<sup>st</sup> Board of Directors meeting. It was moved and seconded to approve the minutes as read. Motion passed to approve minutes as read.

Financial Report: Jaried reported a balance of \$14,252 in the bank. He did not provide any other financial information.

On behalf of the Horse Committee, Minerva Garcia reported on guidelines submitted in a preliminary report by Chairman Carrie Scott. Preliminary report suggested allowing one (1) horse per acre and requiring horse pens to be 150' radius away from any neighboring or future structure with a one-sided, 10'x12' roofed barn in accordance with Bandera City ordinance. Other issues to include sanitation will be addressed at a subsequent meeting of the committee. Maria questioned why guidelines were being introduced when the Covenants do not give the Association or the Board the authority to allow horses in the subdivision. She stated of eleven (11) exclusive authorities of the Declarant, only four by Covenant language transferred to the Association or the Board, and the authority to allow horses was not one of those. June and Minerva both commented the guidelines were only being proposed for consideration by the Board. Maria stated she believed some of those authorities were never intended to transfer, and the horse issue could be considered as an amendment to the covenants. One meeting attendee and former Board member Denise Jeffreys mentioned Carrie Scott had been grandfathered to have two horses on her property; however, she has had as many as four horses housed on her property. A different opinion was offered by Anne Hopkins to include opinion from Carrie Scott's lawyer that opined the Board has authority to approve horses.

For the Green Committee, Maria reported she had served as Chairman since December 2009 and would resign at the end of the year. She stated she and her husband would no longer conduct recycle pickups and hoped someone else would continue the program. She thanked Frank and Veronica Quintana for their thirteen months of voluntary service to the Recycle Program.

June reported the following repair estimates for the stone column at the second entrance:

Alejandro Almira \$800 for the column; \$1,500 for the BBQ pits

Carrie Scott \$1200 to \$1500 for the column

Abel Garcia \$600 for the column; \$550 for the BBQ pits

It was moved and seconded to award the contract to repair the stone column to Abel Garcia. Motion passed. June also mentioned the Association mailbox at the main entrance needed to be replaced due to damage. Estimate for a new box was \$84. Maria suggested the Board rent a Post Office box for security reasons and if a concern about vandalism was an issue. It was moved and seconded to approve \$84 for the purchase of a replacement mailbox. Motion passed.

Several maintenance concerns were raised, i.e., repairs to the fences, storage shed at the upper park, bulletin boards, and gates and making water available at the lower park. It was determined these concerns should be addressed by the Maintenance Committee. It was moved and seconded to appoint Jimmy Stanley, Scott Stewart, Rob Platt and Deborah Ryan to the Maintenance Committee. Motion passed. Maria stated the newly elected Board also needed to appoint the Architectural Control Committee. June commented appointments to that committee would be up to the Committee Chair. Maria stated the authority to appoint the Committee sat with the Board of Directors as an exclusive authority that transferred from the Declarant to the Board. June commented she would look into the issue.

Attendee and former Board member Rob Platt recommended the horse issue be addressed as a possible amendment to the Covenants.

Meeting adjourned at 11:53 a.m. to reconvene in Executive Session.

Executive Session convened at 11:55 a.m. The following was discussed on delinquent accounts:

1. Motion was made and seconded to file a Lien against one property owner for delinquent assessments. Motion passed with one dissension.
2. Reminder letters for past due assessments will be sent to three property owners;
3. Motion was made and seconded to waive current assessments and fees on one lot. Motion passed.
4. Research will be conducted to determine exact amounts due on one lot before further action is taken.
5. June and Jaried will attempt to locate or contact four property owners before further action is taken.
6. Past due notice for late assessments is being delayed on one owner until next billing cycle.
7. One property owner who claims an invoice for garbage fees was not received will be sent a new invoice.
8. Late assessment/fee payments are being made on three properties and owners are in good standing.
9. Past due notice for late assessments is being delayed to a service member.
10. June will contact one property owner about a possible settlement on CCHOA judgment.

June and Deborah will survey the neighborhood to update the covenant violations list and have list ready for discussion at next Board meeting.

Executive session closed at 12:55 p.m.

Regular meeting reconvened at 12:55 p.m. It was reported we discussed the covenants and past due accounts.

Meeting closed at 1:01 p.m.

APPROVED:

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June Mason, President

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Date

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Maria Salvatierra, Secretary

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Date