

Minutes of the CCHOA Board of Directors Meeting  
April 15, 2017

Lakehills Library Lakehills TX, The meeting was moved to the Lower Park due to the library being closed. Carrie brought meeting to order at 10:40am.

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

Carrie discussed the benefits of having the USGS River Water Gauge installed in our upper park. The website for the use of the discharge and rain gauge is on the website.

The gage will transmit the river flow to a satellite that transmits it to a computer with real-time information. One can login to the site and get alerts when the river reaches a certain rate. This will allow for notice of the bridge closing too. Motion made to place in the upper park. Motion passed.

Carrie mentioned what the change was in the Dec minutes and showed the board members. Motion made to approve, motion passed.

Carrie read the January minutes. Motion made to approve, motion passed.

Carrie read the February minutes that Anne Hopkins assisted Carrie with due to absence. Motion to approve, motion passed

Jaried read the Treasure's report:

Savings: \$6340.37

CD's (2) \$5081.80 ea.

Checking:

Vaqueros Trash \$320.25

Library \$ 20.00

Power wash \$550.00

Stamps \$ 62.00

Deposits: \$611.94

Balance: \$17,928.57

Motion to approve, motion passed.

Architectural Committee: Carrie gave a report for approved a new home, a shed, a roof replaced, and a porch cover.

Maintenance Committee: Carrie reported that the parks would be mowed next week. The entrances and park tables and BBQ pits look great. The other entrance sign base needs to be finished. Carrie Scott will take care of it as included in the cost.

Covenant revision Committee: Fred gave a report about the final ballot to turn over to the board to process to the members of the community for a vote. We discussed having the Texas Property Code Law site posted on the community website along with the revision completed by the committee members. Jaried suggested a workshop for all of the community to join and ask questions to get answers. A date is to be set and emailed then communicated.

Carrie read a statute from the Texas Property Code Book that states a special meeting must be called to change any of the covenants along with a 67% affirmative votes from our community to change any of our covenants.

Old Business: Entryway – Rob Platt presented the board with a quote for the telephone pole structure along the entrance fence line. There are some that would like to have a pavilion at the park.

George spoke with the postmaster and gave each board member a copy of the signed note saying the mailboxes cannot be moved with out the owner's permission.

Rob would like for three persons to talk with the postmaster to get approval to repair the boxes.

Fred has Daniel Young's bid to repair the mailbox stands. Maria made a motion to accept the bid and repair the mailboxes. Motion approved. Fred is to take care of it.

Anne has concerns about the slope in the upper park. That someone may fall and roll off onto the concrete landing. She would like to see a wall be erected to stop the fall. Maria suggested beware of slope signs at the upper park. Motion made for signs to be placed in the upper park warning of the slope, motion passed.

A Gate opener for the lower park. There was some discussion as to which gate should be used. A bid will be obtained. Maria suggested Quality Irion Works for a previous estimate of \$8000.00 It was discussed to use the upper first entrance to the lower park for the gate opener.

New Business: Community Yard Sale Date Set June 10, 2017.

Community Clean Up – use a flat bed trailer to pickup items to take to the dump. Date set for July 8, 2017. Motion made, motion passed.

Chipper date to set in for the fall after the maintenance committee can cut some dead trees.

Open Session: Fred mentioned that there are a couple of changes that are mandatory due to being made law and override the covenants.

Rob suggests the fences in the park be repaired, and the roads in the parks to be seal-chipped for repairs.

The board discussed past due accounts and Maria said that with people who are late paying their fees, the HOA could begin foreclosure proceedings against those properties, and that would encourage them to pay. Carrie stated she wouldn't mind reminder letters to go out for violations but was against 209 letters for proceedings.

Motion to adjourn, motion passed. 11:57 am

Carrie Scott

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George Fink

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