

August 21, 2021

CCHOA Annual Meeting Held at the Lakehills Library Parking Lot

Meeting called to order 10:25 am

Directors Present: John Suttles, Julee Kennedy, Carrie Scott, Becky Smith, and John

John opened with a prayer.

Election for covenant amendment change.

Opinion's on Air bnb My name is Yvette and I live on Spotted Horse and want this letter to serve as my vote against them here. I have seen what this has done to the city of Bandera. There isn't a house to rent for people to live at all they are all short term rentals. The revenue is brought in by locals everyday and tourists seasonally. I worry about vandalism and disrespect to our community. I believe in long term rentals in our community. Thank you, Yvette.

Tom Rifleman spoke about an air bnb and is concerned. He had not heard of them until a couple of years ago. When he noticed across the street and is located in Fiesta Texas area then started to see cars there with families sometimes more than one car Then on a Wednesday a bunch of persons came down the street with SAPD and the Marshalls and went to the place across the street Then entered the house. Now the big guys are coming in. Something illegal was happening there.

John Zukowski feels this is still being litigated in courts and feels we will be taken to court if we pass the vote.

John Suttles feels if passed then it would be adopted and becomes valid and doesn't keep others from filing. More to be concerned over for the board. People like to have a place like ours to go to through investors. This is more for the newer generation things change.

Becky Smith feels it's asking for more to be telling someone how to conduct their business in their home and doesn't want increased dues.

There was an issue in the park from one person from an Airbnb and he was suppose to have had a gun and showing it off in the park. It wasn't in a threatening manner.

Fred states in notes with his opinion that the declarant certificate of incorporation and that it has been replaced by the board of directors. Who will carry out the duties. He listed some other covenant information. That the board will address.

There was some discussion about legal matters on violations and not being arbitrary. Be consistent. Everyone can vote on the matter and everything will be tallied.

Julee read the 2020 Annual Meeting Minutes

Motion to amend minutes to 2020. Motion to approve – Motion passed.

Financial Report:

Invoices did go out in the mailout and we will have checks in the envelopes for the votes. The balance is \$4476.24. The \$6106.83, CD's \$5243.21x2= 10493.10 Total \$21,076.17

Motion to approve: Motion passed

Architectural Committee: There has been one approval for construction for a storage structure for an RV.

Maintenance Report: Pot hole fixed in front of the mailboxes. Have two bids for the upper park fence. To repair the fence from someone damaging it. \$500.00

Old Business:

Fob access to the parks – John spoke about the fobs and each household gets two fobs one for the upper park and one for the lower park. John explained the way it all is working.

New Business: English Crossing Bridge: Dan Rutherford brought a plot of what the county is asking for near the water crossing. They will be placing a fence to keep people from having public access to the private properties. Once the bridge is built the existing road will be demolished. The question is if we will have access in and out while the work is being done. The area asked for is approximately 1800 square feet. The last flood in 2016 shifted the low water crossing by 6-8 inches.

Fred and John are voted in, there were no write ins.

Waiting for the count on the covenant amendment concerning air bnb short term rentals in the community. The vote was against adding a restriction to the covenants. The tally 60.5 yes and 17 no 70.5 that did not vote at all.

Motion to Adjourn, Motion passed

Executive Session:

Carrie Scott– President

Fred Pokrant – Vice President

John Suttles – Treasurer

Becky Smith – Secretary

John Zukowski – Member at large

Adjourned at 12:20 am