

January, 2019 CCHOA Monthly Meeting Held at Lakehills Library  
Meeting called to order 10:19am

Directors Present: John Suttles, Carrie Scott, Jaried Singletary, and Dan Davidson

Oct 2019 minutes read by Carrie Scott and motion to approve passed.

Financial Report:

Checking Begin Balance: \$13,492.13

1/14/20 Deposit \$200.00

1/16/20 Payment Republic \$509.91

1/21/20 Deposits \$1350.00

1/28/20 Deposits \$1317.80

1/31/20 check 1132 \$50.00 Lakehills Library Donation

2/3/20 Deposit \$575.00

2/5/20 Check 1133 \$26.00 Courthouse Release of Affidavit

2/10/20 Deposits \$950.00

2/10/20 Check 1134 \$300.00 Parks Mowed

2/18/20 Deposits \$650.00

2/18/20 Payment Republic \$510.21

2/25/20 Check 1135 \$310.65 ProCan Onsite Porta Potty summer 2019

3/2/20 Deposits \$150.00

3/10/20 Deposits \$800.00

3/12/20 Deposits \$300.00

3/18/20 Payment Republic \$509.03

3/23/20 Deposit \$100.00

3/26/20 Check 1137 Carrie Scott Gas for Chipper

3/26/20 Check 1136 United Rental Chipper

4/2/20 Check 1138 Will- Parks Mowed

4/8/20 Deposits \$300.00

4/16/20 Payment Republic \$504.60

4/20/20 Deposits \$300.00

5/4/20 Deposit \$ 150.00

5/6/20 Check 1139 \$266.88 Buddy's Septic Porta Potty April + May

5/12/20 Check 1140 \$459.34 Website renewal and service

5/14/20 Deposits \$800.00

5/19/20 payment Republic 499.88

5/20/20 Check 1141 \$750.00 Used Rainbow Playset

5/20/20 Check 1142 \$100 Help moving playset

Balance \$15,834.96

Savings Balance : 6,106.06

Bandera Bank Cd's \$5200.83 ea for total of \$10,401.66

Total all accounts - \$32,342.68

## January 2020 Minutes:

John welcomed everyone and spoke about him being available for the community and following the covenants and restrictions and to enjoy BBQ's and has heard of the previous discord in the community and will go by Robert's rules of order. Wants all to take notes on what is being discussed so it can be discussed in open session. This should keep the meetings down to a reasonable time.

John said prayer for the group.

Carrie read the minutes for Oct 19, 2019 meeting. Motion to approve with changes motion passed.  
Carrie read the financial report. Motion to approve, motion passed.

### Financial Report:

Checking Begin Balance: \$13,492.13

1/14/20 Deposit \$200.00

1/16/20 Payment Republic \$509.91

1/21/20 Deposits \$1350.00

1/28/20 Deposits \$1317.80

1/31/20 check 1132 \$50.00 Lakehills Library Donation

2/3/20 Deposit \$575.00

2/5/20 Check 1133 \$26.00 Courthouse Release of Affidavit

2/10/20 Deposits \$950.00/10/20 Check 1134 \$300.00 Parks Mowed

2/18/20 Deposits \$650.00

2/18/20 Payment Republic \$510.21

2/25/20 Check 1135 \$310.65 ProCan Onsite Porta Potty summer 2019

3/2/20 Deposits \$150.00

3/10/20 Deposits \$800.00

3/12/20 Deposits \$300.00

3/18/20 Payment Republic \$509.03

3/23/20 Deposit \$100.00

3/26/20 Check 1137 Carrie Scott Gas for Chipper \$19.23

3/26/20 Check 1136 United Rental Chipper \$484.24

4/2/20 Check 1138 Will- Parks Mowed \$300.00

4/8/20 Deposits \$300.00

4/16/20 Payment Republic \$504.60

4/20/20 Deposits \$300.00

5/4/20 Deposit \$ 150.00

5/6/20 Check 1139 \$266.88 Buddy's Septic Porta Potty April + May

5/12/20 Check 1140 \$459.34 Website renewal and service

5/14/20 Deposits \$800.00

5/19/20 payment Republic 499.88

5/20/20 Check 1141 \$750.00 Used Rainbow Playset

5/20/20 Check 1142 \$100 Help moving playset.

Balance \$15,834.96

Savings Balance : 6,106.06

Bandera Bank Cd's \$5200.83 ea for total of \$10,401.66

Total all accounts - \$32,342.68

There was nothing new on the Architectural report. Maintenance:

Maintenance Report: James Almand has been working with the gate company to get the gate issues resolved. John spoke about the keypad wasn't working could be a battery issue. Trash man had trouble getting in and used the inside keypad to open the gate to get in. There was a discussion about the batteries on the gate opener. More discussion about the gate opener working.

John discussed the member fees. Dues are \$50.00 per lot and if there is a home there is a \$100.00 charge for trash.

Old business: Had already voted on removing the fencing in the lower park that divides the drive in area to the park. We need to schedule some time to take it up.

New Business: Playground in the Park Dan got some prices from the metal swing set starting at \$300.00 to \$1500.00 cedar style with fort. Porta potty new equals \$700.00 - \$2100 for handicap plus service. Most charged about \$100.00 to service it. To rent one with service is \$125.00 a month. The HOA gets a better deal to have one placed and serviced and is like new every year. If the park is used more often by the community then we can do the porta potty through the year instead of just from May through September. There was a discussion about how many more children there are in the community.

Carrie read a letter from Eric Lawlis and getting a playground in the park. They are all for it. The letter is on file to be read. The only ones against the playground are Anne and Jaried. Anne spoke about her reasons not to have a playground in our park. The majority of the persons at the meeting were for having the playground. She felt it is not fair to ask her to pay for a playground and insurance and was concerned for the insurance not paying for a liability, someone could be hurt in the park regardless. Fred Pokrant said there was a playground once and wants another for his grandkids. As long as it's placed on higher ground to be safe from the floods. Debra Ryan is for having it for her grandchildren's to play too.

John wants the costs to build one and the cost of insurance. Will address at next meeting

Carrie made a motion to pay the library a donation \$50.00, motion passed

A discussion of moving the dumpsters. Its best for the dumpsters to stay where they are.

Chipper date is set for March 21-22, 2020 Motion made and motion passed.

We need to look into the costs of a pavilion. John discussed tables and chairs for the park and the size of a pavilion. We discussed getting together and measuring and find a place for a pavilion. Out of the flood zone. Large enough for about 75 people.

Robert Shock asked about what we would use it for? Meetings, Music in the park, more community events to gather. Anne discussed that the community should vote for something that's being spent such as a capital improvement due to the amount it takes to build a pavilion.

Motion made to have a porta potty by Easter for 6 months. Motion passed.

Fred asked about the roads in the community Road and bridge comes and takes care of that. Adrian will fix it.

Community event Dan would like a BBQ and Music in the park. Motion to have BBQ in the park April 25<sup>th</sup>. 2020. Motion passed.

John spoke about the violations and what we are allowed to speak about. We spoke about the travel trailer across from Debra Ryan. Debra Ryan spoke about how she called the realtor selling a members home and how she can't list it as it was listed.

Debra wants to talk to her neighbor about the travel trailer the board suggested she does talk to her neighbor about her problem with him. The board is addressing the issue.

Debra Ryan wants the new board to speak to the owner of the house with the travel trailer and that if nothing has changed in a month then she would talk to him herself.

Motion made to adjourn the meeting. Motion passed Meeting adjourned into executive session

Executive session: We discussed a member's property that owes a large sum to the dues.

We will try to talk to the person with the travel trail across from Debra Ryan to see what is going on there. We need to get into the shed and see what we are storing. Meeting adjourned 12:30 pm