

MINUTES CCHOA BOARD OF DIRECTORS MEETING
February 18, 2017

Board Acting President George Fink opened the meeting at 10:15 am, with 4 board members present: George, Jaried Singletary, Maria Salvatierra, and Fred Pokrant.

Community members present included Robert Shock, Deborah Grote, Carlos Gamez, Rob Platt, James Almand, Anne Hopkins, Minerva Garcia, Deb Nicholson Waddell, Tom and Peggy Rifleman and her sister,

Fred read minutes from the last meeting. Maria commented that she researched methods of keeping minutes. She objected to the way the retraction letter was mentioned in the minutes. George made a motion to approve the minutes, Fred seconded. The minutes were tabled.

The Treasurer's report was given by Jaried Singletary. Included were the following: Savings account balance: \$6340.37

CD's; two with \$5,075.64 each Checking account: as of Jan.4: \$12,458.78 Deposits brought the checking account up to \$16,949.53 currently

Checks for the following were written: \$20.00 library donation, \$320.25 to Vaquero Waste Management, \$124.00 refund to Waste Management, \$60.00 for printer cartridge, \$105.00 for 3 month's website.

The Architectural Compliance Committee report was given by James Almand. He reviewed the process for approval, including receipt of proposed building information. He looks at prints, contractors, Better Business Bureau report for the builder, plus other items prior to granting approval.

He said it is of utmost importance not to delay the process of approval. However, he suggests that a 5 day window be created during which the Board members will look at the materials and give their comments. If 3 of the 5 Board members approve the build, then the ACC would give its approval to the property owners.

James mentioned that building has been approved for Lot 130, Lots 105&106 (Biggs property), Lot 134, Lot 149 (Mendoza), and pending is Lot 137 (Garcia).

James said not all ACC information should be available to the community, due to the privacy issue.

Anne mentioned that all ACC materials should be kept indefinitely, because records of past variances are needed. George mentioned the variance record required by a mortgage company when Jaried was president.

Minerva Garcia said the CCHOA should move toward electronic record keeping in order to reduce the storage problem. James said he has ACC materials stored both physically and electronically.

The Maintenance Committee information included the following: no bids on the mailbox redo have been received. George, Gil and Carlos repaired a busted gate. Maria said thanks for the removal of a tree branch overhanging the road. Jaried said thanks to the Cooks for repairing fence rails along English Crossing Road.

Fred gave a report on the Covenants Revision Committee. There are items up for consideration, on which the committee will vote. The completed committee work will then be submitted to the Board. The final proposed revisions will be voted on by the community.

The next item discussed was the repair of the mailbox structures. James suggested putting out one bid to include both improvement of the Monuments and the mailbox rebuild, so that this larger job would draw more bids.

Minerva asked that the suggested improvements to the Monuments areas be placed on the bulletin boards so all could see them. Rob said he would do that.

George said the problem of moving the gate to its former location is complicated by the Garbage truck's need for a wide turn radius. Any change must accommodate this need.

Maria made a motion that she be allowed a \$500 limit to

hire someone to power wash the monuments and picnic tables.. Motion Approved

Anne said the Board should first know the cost of any item before approving moneys to be paid out. She noted a suggestion made in the past that a \$10,000 gate be purchased and installed. She said this suggestion illustrates why the Board should not agree to a purchase before knowing if the expenditure is a sensible one.

Fred presented a suggestion that the ACC be allowed to approve building proposals on their own. Maria said there should be a process for Review.

Minerva complimented the crowd in attendance for having a nice, polite meeting today. She asked that no toxic or caustic materials be used in cleaning the tables and monuments.

In the Open Session, discussion was held about what the law requires in HOA voting procedures. Four methods are possible: in person, by proxy, by absentee, and electronic. Fred said an HOA may allow as few as one single method of voting. He said this information is found in the Texas Property Code, Section 209.00592.

The Board retired for the Executive Session, with the following report afterwards:

Maria made a motion that "209" letters be sent to all who are not in compliance with the Covenants and have

received letters to that effect. The motion failed.

George said he and others will clean up dead trees in the subdivision for free.

Jaried reported that Past Due accounts received \$50.00 this month.

One compliance thank you letter will be sent.

Fred made a motion to adjourn. The meeting was adjourned at 11:50 am.

Respectfully submitted, Anne Hopkins, filling in for
CCHOA Secretary Carrie Scott