

Minutes of the CCHOA Board of Directors Meeting
September 17, 2016

Lakehills Library Lakehills TX, brought meeting to order at 10:18am.

Board members present: June Mason, George Fink, Jaried Singletary, Carrie Scott, and Maria Salvatierra.

Maria read the July 16, 2016 minutes. Motion made to approve minutes. Minutes approved by all.

Maria read the Aug 17, 2016 Special Meeting minutes. Motion to approve. There was a discussion on what was said at the special meeting as to what the lawyer said. What was failed to be put in the minutes from the special meeting on Aug 17, 2016 is that the lawyer also stated this situation needs to be rectified. That if this was taken to court that the judge would want to know why the assignment from the Declarant had not been done after all the years of the acting Board. She stated in the letter to the board that to rectify the issue. The board has to be assigned the declarants duties and/or amend the covenants with a community vote. June motioned for special meeting minutes accepted as written. Motion passed.

Financial Report: Jaried Singletary September 2016

Wells Fargo Acct.

\$ -320.25 Vaquero Waste Management

\$ -218.45 D. Ryan - Maintenance, shed repair

\$ -450.00 Daniel Home Service/shed repair

\$ 85.00 Assessment Payment/Deposit

\$ 100.14 Refund Waste Management to be returned

Checking Balance: 11,133.05

Wells Fargo Savings

\$ 6,339.57 with interest

Bandera Bank - CD's

\$10,119.42 with interest

Total of Accounts

\$27,592.04

Accounts Receivables \$ 6

Architectural Control Committee: Ms. Ryan resigned from the committee. Have received 2 applications for homes in the community. Approved plans with ACC members for the Purify and Gunter homes. Deborah Ryan will turn over documents from the ACC after she makes copies of what she approved while on the committee.

Maintenance Committee: Deborah Ryan resigned however, would like to finish the mailbox project. Should the board approved. Daniel repaired shed. Trim still needs to be painted. Motion made to paint shed trim with acrylic paint Motion passed. Will use the paint from the metal fencing.

Quotes on mailbox repair are hard to acquire. Daniel gave a quote to repair mailboxes for \$1550.00. This would include removing mailboxes, repair the wood, and paint. Daniel is asking for \$500 in advance for materials with installments. Jimmy Stanley amt he gave for price of materials.

June approved the maintenance committee to place t-posts and no trespassing signs for river entrance to the park. June made the approval due to the coming holiday and to keep our park free of trespassers. June wasn't aware of the placement of the fence but the sheriff said it was within limits. The temporary fencing is to keep people from entering the park and was put up by Scott Stewart, Deborah Waddell, Deborah Ryan, Henry and Maria Salvatierra. June's expenses \$51.30 Deborah Waddell \$30.00 for the cable. Motion made to pay. Motion passed.

Carrie Scott would like to update mailboxes to lockboxes. Check into costs. Have been having theft issues. Send letters to get community's voice on spending that much money on lock mailboxes. Motion to wait on repairs and look into replacing with lock boxes and to generate a letter to all owners to give the choice. Motion passed

Old Business:

Path Forward: Bill from the lawyer is \$ 438.75 had approved \$1000.00 previously for this. The covenants need to be amended per the lawyer's opinion. Carrie read the letter to the board from the lawyer.

Susan Rice, RE: Comanche Cliffs HOA, Inc.

Dear Board Members, as per your request, I reviewed the governing documents for Comanche Cliffs Home Owners Association, Inc., and there is nothing in those documents that allows the Association to assume the position of the declarant.

As we discussed when I met with you on Thursday August 11, 2016, the Association needs to do the following to rectify the situation; (1) contact the Declarant and get an assignment from him; and/or (2) amend the Declaration of Covenants, Conditions and Restrictions and change Article VII Sec 8 that refers to the horses, along with any other sections that the board and members want to update.

I enjoyed meeting you and if you need any other assistance, please give me a call.
Yours very truly, M.Susan Rice, PC

Carrie Scott has talked with Mr. Thompson's office and he was not granted the declarant assignment. Carrie has also contacted Mr. Meeks and is waiting for

information. Carrie made these contacts as a resident due to not being on the board when this was initiated. Carrie will resume attempts to contact him.

The board is constructing a letter to send to community members explaining the reason for the change and asks for members to sit on a committee to amend the covenants due to being antiquated. The board would like a variety of members from the community to help with the amendments.

These amendments need to be voted on line by line. There must be 67% participation of the community to change the covenants.

Motion was made for a committee to organize the covenant revision and to send a letter for committee participation. Motion passed.

New Business:

Neighborhood Watch:

Maria started a conversation about NW to be a committee in an email. The persons looking out for our community were Gil Mason, Fred Pokrant, and George Fink.

Email from Maria to June:

June,

Approval of the minutes from the August "Special Meeting" of the Board also needs to be added.

Could you also add Neighborhood Watch to committee reports? The board approved this committee sometime in 2007 or 2008, but as I recall, it ceased to exist when Fred quit sometime later. Since it appears this is now an ongoing committee why are there never any reports to the board of directors? On a recent post to Carrie's website, Fred commented about the Neighborhood Watch and his, George and your husband's reporting to the Sheriff, so perhaps he can provide an answer to some of these questions.

I've been hearing some less than favorable remarks about what appears to be policing rather than neighborhood watch activities and would like Fred, George and your husband to present:

1. What exactly it is they do; if they received any training and who provided it
2. Since they appear to represent Comanche Cliffs, when where they reappointed as a committee and what is the limit of their authority?
3. If they keep an accounting of the number of times they have contacted the constable or the sheriff about suspicious activity in the neighborhood over the last year, and how many of those calls resulted in action taken by the Sheriff or Constable?

Maria

Email from Fred to Maria:
Maria,

I have never had to call law enforcement as a result of my neighborhood watch rounds. I am not on any committee, and the "Board" did not appoint us. Speaking for myself, I do this because I want to, as a volunteer, on my time, my gas, and my vehicle use. There is no training for neighborhood watch, its called common sense, "if you see something out of the ordinary, says something"!

Perhaps the other members can tell you why and when they called law enforcement. Because I volunteer, and have not been appointed by the Board, I resent your implication that I am not qualified to do what I do. I have over 24 years of both Physical and Administrative Security experience.

Maybe someone else will "march to your music," I won't! I am done! Since I bought the Badges myself,
I will keep mine!

Fred

Another email from Gil Mason:

To those who care,
Please feel free to email this to those whose emails I don't have.
The NW came about two years ago when I heard about the break ins we had in our community. Three of us decided to make rounds thru the day to check on suspicious vehicles inside CC. One of us bought badges at his own cost and they were not cheap. Badges made it easier when confronting people and the police also knew they were dealing with someone who cared about CC. In the past two years I have called the police on several suspicious vehicles, especially in our parks. They have always taken reports for each call, just in case a problem ever came up. They even offered to tow vehicles if it was a continuing problem. I was personally asked to watch many houses in CC. On Spotted Horse alone I was asked to watch 4 homes on a daily basis. I have been accused of driving slow past one home owners house just to aggravate her dogs. Doesn't matter to her that I was asked to watch the Tribble house while they are on vacation and I drove slowly by each day looking for signs of windows and doors being opened.

Those of us on NW have received countless thanks for our efforts. Only now it is being brought up as a problem by someone who knows nothing about what we do. In the upper park one day I encountered 6 vehicles parked inside the gate. Loud music was being played so I confronted these people and asked if they were a property owner. They said no, but they knew so and so. So and so was called and he said he did not authorize these people to be there. Luckily this property owner went to the upper park and got all the people to leave.

What training, we are just concerned community members. All NW guys are Veterans. I was a policeman for two years. I know how to talk to suspicious people and the police. A couple of community members are in no position to accuse the NW of unscrupulous actions. We have done this on a volunteer basis. We never asked the CCHOA for any compensation, because we care about the community. I also "will not march to their music". As of now the NW is no more for me. So sad that some CC property owners ruin good causes for everyone else.
GIL

George stated it is none of Maria's business what he does with the neighborhood watch.

Maria read another email from Jaried:

Just FYI, everyone, the guys who provide neighborhood watch service for this community were never part of any committee or Board group of any kind.

In fact, it was made clear that this group works independently of the Board and of the community back 2 to 3 years ago.

The separation between the NW and the Board has to do with insurance and our liability as a community. Our insurance does not cover or even mention the volunteer work of these good men. Our community does not pay for any coverage for that activity.

So, these good men do not need Board approval. They are an independent group, working on their own without Board approval OR disapproval.

Maria stated that June mirrored what Jaried was saying about not being a committee.

From June to Fred, Gil, and George:

Guys my opinion on this is:

You are not a committee elected by the board; therefore you do not need to report as a committee. But I will take my lead from you, whatever you want to do.

June

Maria went on about the committee not being sanctioned and wearing badges. She then read a reply to Fred:

Hello Fred,

I am responding to the three emails below from you, Gil Mason and Jaried pertaining to the neighborhood watch. I have to admit I was surprised at some of the comments, especially the one from Jaried where he says you guys provide NW service independently of the board and the community. How can that be when you

guys are wearing badges that clearly state the subdivision's name? In his email Gil Mason states badges made it easier when confronting people and the police also knew they were dealing with someone who cared about CC. None of the guidance I have read about neighborhood watch talks about confronting people. And, this was not what you presented as one of the actions to take when you took charge of the program the board approved several years ago. As a director, I became concerned when I heard from some less than favorable comments about Gil Mason. It appears the program isn't the problem; it's the way Gil Mason has been acting out. As a director I cannot ignore what some owners are sharing with me about the negative encounters they've had with Mr. Mason. Wearing a badge projects the person wearing the badge is acting in some sort of official capacity, and if your group has not been sanctioned by the board of directors, the wearing of the badge raises concerns.

Maria

Fred replied back to Maria:

Dear Maria,

I took offense to you position only where my experience was questioned. I believe that matter should no longer be addressed. I agree with you 100% about confrontation, I don't do it, have not done it, and I personally believe there should be none, that is what our Law Enforcement Agencies are here for. As for the NW people wearing the badge as reps for CC, again I agree with you. I am not opposed to anything you said in your email regarding reporting to the board about activities it is simply the way you approached the issue. If your statements were put in more of a "suggestion/recommendation," speaking for my self, I would have responded in a totally different fashion. I do not remember in 2008 or so about the NW being approved by the Board. I do remember when Verneen started going around asking residents' makes, models, and license plate numbers of vehicles so we would have some idea who is authorized to be in our community or not.

Again, I don't have a problem about the NW being a committee approved by the board and report to same. Whatever is decided by the board is absolutely fine with me. I no longer choose to be on the committee nor a volunteer. I am a resident and should I see something out of the ordinary, I will call the law!

For the record, to my knowledge, there is no "formal training" available for NW, however, there is a manual I gave to June regarding NW, and it would be great training material to be used to train the NW volunteers. Also, perhaps our Law Enforcement Agencies in Bandera would offer some training.

Anyhow, I don't know why you did not get my email to you, and I apologize for technical issues not of my own fault. I hope you all have a great meeting and actually get something going on the DCCR Amendments.

Sincerely,
Fred Pokrant

Peggy Rifleman spoke up about two things Maria has said about Gil "Actually, I feel like a gossip and I'm sorry and Gil didn't mean all of that." George stated Gil has quit Peggy stated Gil already knows about the situation and they made up many years ago.

June stated: In my opinion this wasn't about Fred or George or even the NW. It was directed at Gil. They have been after him all year and after this last election they want to discredit him as much as they can.

June stated she hopes now it will stop. It's enough!!

Maria continues more about Gil Mason.

June states the house Gil was watching was a neighbor across the street from Mrs. Grote's as they asked to watch it. He could care less about the Grote's house

Then Deborah Ryan gave her say.
June says enough and is done with this subject.

Minerva added if these Gentlemen do not watch the community then no one should be approached in the parks.

Bonny Cochran stated she appreciates the NW.

Motion to start a newsletter to inform the community. Things about the community events and such shall be contained in the newsletter. The newsletter shall be approved before sending. Motion passed.

Elect ACC members. Chance and Steve will remain and James Almand would like to join. Motion made for this committee to be accepted. Motion passed.

Maintenance committee: George Fink, Anne Hopkins, Jaried Singletary, Carrie Scott, and Carlos Gamez. Motion made. Motion passed.

June spoke about what had originally decided for the mailbox repairs for last year to get done. Carrie suggested getting a date and time to go around with a trailer and do a neighborhood clean up to take things to the dump. To put out a notice for a neighborhood cleanup date. Motion passed for members of the committee.

Open session: Minerva – notices that when someone discloses something they say "you know I have been hearing...." the board should go directly to the person and find out the real story and then decide on the action. Find out who the person is that they are hearing things from to know exactly what is said instead of hear say. It

would be better for a person that has a complaint to file a complaint with the board instead of calling someone and saying he or she did this to me or that...it should be verified by the person giving the complaint. As the story goes around the story changes from person to person. They all should be addressing the board. As far as the badge what says they can't say CCHOA on them? Does the HOA have a copy write on it? No, so anyone can have a t-shirt with CCHOA too.

Peggy Rifleman stated that when she was telling stories about these things that they were just funny stories not complaints and she wants to apologize to Gil because they were talked about to somebody that has heard it and took it as a complaint. That happened over 20 years ago or when he first moved into his house. He came down the road and was asking me who I was. As far as Gil coming to the parks I'm glad he does. So if you are going to tell stories you should ask the person before using that information.

Anne Hopkins mentioned the term Neighborhood Watch is an organization independent of HOA's and looks out for each other's neighbors and should follow the rules they suggest if we are going to have a NW. To be a part of a National NW program. June says Fred gave her a book for NW and CIA billed us for NW \$150 a month and we never saw them. Anne suggests if the guys get another one going to be a part of the national program and not by the board due to liability issues concerning insurance. Fred and Gil will never volunteer for NW ever again. There is not a national NW organization. Only national night out to meet your neighbors.

Anne told a story about a little dog and being approached by Fred asking if she lived there. He was just concerned about the community's safety. Now looking back she appreciated his concern for the community. One reason we haven't had issues is because we have had person's looking out for our community. Preventing a person from doing neighborhood watch is acting in accordance of their Constitutional rights. To prevent someone from doing neighborhood watch is against their Constitutional rights to do so.

A member says the committee for the covenants should not cover the covenants and it should be turned over to a lawyer to revise. Then needs to go to a judge to approve the way the voting is taking place. We were talking about a quorum of how many need to be in attendance for a vote on the covenant change. A member is concerned about it not being handled legally. The board will make sure everything will done in accordance to the Bylaw's and Texas Property Code to make any amendments. Other wise, you are going to end up in court the member said. Covenant Violations need to be addressed because a member had to clear a lot of dead trees so everyone else needs to do it too. He also stated Carrie Scott threatened him as a board member. Carrie Scott did not threaten him as a board member.

A member of the community wants the board to behave in a way that brings the community together. Then she called out a board member about a private violation

not to be discussed publically.

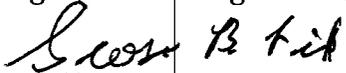
A member asked June if the covenant letters have gone out. June answered no that we are to discuss them in the executive session. The member then asked when they are going out? The letters have not been approved yet. The member stated that had been done already. The member stated there is a reason they have been delayed. The member thinks because he/she may not be on the board the letters will not be sent out and now there are four people on the board that she/he says doesn't care about the covenants. When we have only had one meeting into our tenure. June asks why she assumes they won't be taken care of. June states she has the violations to go over today. Then a community member starts asking the board members about their properties and what they were going to do to fix any violations that have been privately discussed by her as a previous board member. The meeting was adjourned.

Approved:

Carrie Scott - Secretary

Date

George Fink - Acting President



Date