

Minutes of the CCHOA Board of Directors Meeting
October 17, 2015

Meeting was brought to order by June Mason, President, at 10:09 a.m. at the lower park, Comanche Cliffs Subdivision, Bandera, TX. Board members present were Jaried Singletary, Deborah Ryan, George Fink, and Maria Salvatierra. June announced to the members attending they were not to interrupt the meeting.

June declared at the September 19th meeting of the Board of Directors a motion had been made and seconded to approve the minutes of the August 15th Annual Meeting but a vote to approve had not occurred. A vote to approve the minutes as read was called and the motion passed. Maria read the minutes of the September 19th Board of Directors meeting. Before the vote to approve, Anne Hopkins, an attendee at the meeting, interrupted asking for a correction to the minutes. She wanted her comment about Carrie's lawyer saying the Board could approve horses be added. Deborah stated the meetings are long and not all comments made at the meetings are included. Motion was made and seconded to approve the minutes as read. Motion failed. Motion was made and seconded to amend the minutes to include the following: "A different opinion was offered by Anne Hopkins to include an opinion from Carrie Scott's lawyer that opined the Board has authority to approve horses." Motion passed.

Financial Report: Jaried reported the following balances:

Checking \$11,723.25 (Bandera Bank); Checking \$ 1,965.02 (Wells Fargo)
CD \$10,050.04 (Bandera Bank); Savings \$ 500.00 (Wells Fargo)

for a total of \$24,238.31. No other financial information was provided.

Horse Committee Report: In the absence of the Chairman and Co-Chair, June asked Henry Salvatierra (attendee and member of the Committee) if he would give the report. Henry stated the guidelines are being revised to codify what is specific to Comanche Cliffs and not necessarily what pertains to the City of Bandera. He stated the Committee Chairs are agreed an amendment to the Covenants should take place; however, they are still working on the guideline details.

Maintenance Committee Report: Reporting for the Committee, Deborah provided an estimate of \$300.00 to repair the mail box stands. She also presented two quotes to paint the gates, fences, stair banister, and picnic table legs at the parks; the legs to the mail box stands; and the frames and legs to the bulletin boards:

Brett Morris Painting \$3,500.00 to clean, rust proof, prime and apply two (2) coats of paint;
Dominick's Painting \$1,090.00 for painting only.

Jimmy Stanley (Maintenance Committee Chairman) asked if it was necessary to maintain all the rails along English Crossing. After some discussion, there was no definite answer to the question. Deborah reported Jimmy will do the repairs to the doors on the shed at the upper park.

June reported the repair to the column at the second subdivision entrance was complete. Motion was made and seconded to award Abel Garcia the contract for \$550 to repair the BBQ pits at the lower park. There was discussion regarding the BBQ pit at the upper park but no decision whether or not to repair it.

Assessment Amounts for 2016 – Motion was made and seconded to maintain the annual assessment amount at \$85.00 per lot and the annual garbage fee at \$60.00. Motion passed. It was determined invoices would be mailed in January 2016 with payment due March 1, 2016.

Nominating Committee for 2015/2016 – Motion was made and seconded to appoint Maria, June, Deborah and Fred Pokrant to the Nominating Committee. Motion passed.

Architectural Committee for 2015/2016 – There was much discussion about the importance of selecting members to this committee, especially when committee decisions affect the entire neighborhood. Maria nominated Pam Villela and Chance Campbell; June nominated George Fink; and George nominated Gil Mason. Deborah volunteered to serve. Motion was made and seconded to appoint Deborah, George, Gil Mason, and Chance Campbell to the Architectural Control Committee. Motion passed.

Deborah gave an update on the cost of a chipper to dispose of the brush at the lower park. Motion was made and seconded to approve \$275.00 to rent the chipper for a full day. Motion passed.

Open Session: Rob Platt said it was important to maintain the parks as it sets the image of what this community is about. He urged the Board to not argue over a few hundred dollars to do repairs. He also asked the Board to set a standard format on the Treasurer’s report to include expenditures, deposits, outstanding accounts, etc. He concluded by stating the Horse Committee Chair should not be amending her minutes while guidelines are being reviewed. Henry Salvatierra commented the Chair seeks advice from people outside the committee and includes that advice in the guidelines. He stated this undermines the whole purpose of the committee.

Meeting adjourned at 11:50 a.m. to reconvene in Executive Session. Executive Session concluded at 1:11 p.m. Regular meeting reconvened at 1:12 p.m. and the following was reported to the membership:

On past due assessments:

1. One owner paid his late fees;
2. It was discovered there was already a lien filed on the owner against whom the Board voted to file a lien for past due assessments. The Board need not take further action on this account at this time;
3. Two reminder letters for past due assessments were sent;
4. Invoice for garbage fees was sent to one owner

On covenant violations: (1) Most violations were for dead trees; (2) four properties had exposed boats; (3) eight properties had exposed trailers; (4) two properties had motor homes; (5) one property had dead trees, rubbish and a non-compliant fence; (6) one property had an exposed propane tank; (7) one property had an abandoned vehicle; and (8) one property had several violations, e.g., dead trees, exposed boats, and RV. All property owners in violation will receive a notice.

Meeting adjourned at 1:19 p.m.

APPROVED:

_____/S/_____
June Mason, President 11/21/2015
Date

_____/S/_____
Maria Salvatierra, Secretary 11/21/2015
Date