

October 20, 2018 10:41 am

Officers Present: James Almand, Jaried Singletary, Carrie Scott, Julee Kennedy.

County Commissioner Jody Rutherford came to the meeting and spoke about repairing San Julian Creek with a larger culvert to be able to drain more water through it to keep us from being flooded in.

July 2018 minutes read by Julee Kennedy. Motion to approve, motion passed.

Financial Report:

Beginning Balance: \$ 14,897.79

7/24/2018 Monthly Service/Reversal \$10-+

7/30/2018 Check 1102 Website, office supplies, postage
\$327.53

7/30/2018 Check 1103 Mowing 275.00

8/06/2018 Check 1104 CCHOA Insurance 2917.00

8/22/2018 Monthly Service/Reversal \$10-+

Checking Balance: 11,478.26

Balance Savings Acct: \$ 12,000.20

Two Cd's at \$ 5,132.90 each Total \$ 10,265.80. Total of all
accounts \$ 33,744.26

James handed out the budget for 2019. He spoke about what is listed. The dues are being dropped to \$53.00 per lot and \$80 for trash. PMI Steel is for the mailboxes. The supplies he has is to repair the park benches (giving support to them),

Motion to approve Financial Report, Motion passed.

Motion to approve the budget. Motion passed

Architectural Committee: Nothing new

Maintenance Report: Mailboxes replace wood with angle iron, park benches reinforced

Old Business:

Covenant Votes: There were many more votes in the mailbox however, there were still not enough to make any changes. There were a total of 44 votes submitted. It's important for the community to vote if the community wants anything to pass. The next votes for any items will be done in a better format. James covered the top ten items that had votes. With the Deed restrictions coming to an end date the HOA needs to request a 10 year extension for us to keep the deed restrictions. Or, it goes away and the community needs to take care of the parks. Another option is to keep the HOA for the common areas to be maintained and keep the parks.

The top 10 items on the Votes pertained to allowing chickens to be approved in the community, that the board maintains the park roads, that the board is the declarant. The Bandera Title Company Lawyer told the members of the board the board is the declarant. The board will act as the declarant for all duties in the DCCR's, the next issue was barbed wire and the fence height to be 8 feet high, no hunting in the community, the next was adding a word in the building of manufactured homes, to remove board member for voting purposes, changing a committee to architectural committee. Those are the top items in the votes from the covenant revision.

Some of these items will come up again to vote on due to the end date of our deed restrictions.

There was a discussion on community participation.

New Business: Community Clean Update November 10, 2018. Motion passed. Community members would like a yard sale in

the spring. Date for BBQ for May 25th and order port – a - poty for the 24th.

Chipper set for Jan 19th.

James discussed trash service and how the community uses it. The board needs to update the bylaws to reflect each homeowner is responsible to pay their share of trash service. James has a vote for two options and the members present represented a quorum to vote for this bylaw change. The vote was cast and the change is going to be amended to the bylaws. Opting out of our service and paying for service them selves. Or All owners of a home will participate in the payment of trash services. The amendment will be made public for all to see the exact wording. Motion passed on the change for all homeowners to pay for trash services.

Open Session: Was through the meeting.

Executive Session: Discussed liens to be released. Also liens to be placed after certified letters are sent.

Motion to Adjourn, Motion passed 12:15