

Cimarron Country Property Owners' Association Board of Directors Meeting Minutes

Meeting Date: January 8, 2007
Meeting Time: 7:00pm
Meeting Place: Home of Gene and Betty Linder
Directors Present: Gene Linder, Betty Linder, Sheryle DiLetto, Phil Carpenter,
Pam Kenner
Directors Absent: None
Others Present: None
Visitors: Mike Honsinger
Meeting Type: Regular Meeting per CCPOA By-Laws Article 4.08
Meeting Purpose: To address and transact all business of Cimarron Country
Property Owner's Association
Submitted by: Pam Kenner

I. Call to Order

Gene Linder called to order the regular meeting of the Board of Directors of the Cimarron Country Property Owners' Association at 7:10pm on January 8, 2007 at the home of Gene and Betty Linder.

II. Approval of Minutes from Previous Meeting

Pam Kenner read the minutes from the Board meeting of November 15, 2006. Betty Linder moved to accept; Sheryle seconded; motion carried unanimously.

III. Officers' Reports

- a) Treasurer: Bank statements reviewed and approved. Betty reported that Phoenix Financial will be sending quarterly statements. Additionally, the attorney assisting the POA only charged one-fourth of her bill for fees in sending copies of statements pursuant to the open records request that was made. There is a \$12,000 balance that will carry forward into 2007.
- b) 2007 POA Budget needs to be approved; discussion of posting it on the website, along with the quarterly financials.
- c) Per a suggestion by Mike Honsinger, will look into Texas Department of Transportation purchasing the CC entrance sign for \$5,000 if it has to be moved and the CCPOA buying it back for \$1.00. Recommended BoD look to Commissioner Doyle for permission to put the Cimarron Country sign where Cimarron Way divides as come into subdivision.
- d) With renewal of CD in April 2007, Sheryle made a motion that a six month CD be purchased in the amount of \$6,000 at Wells Fargo Bank out of the 2006 general fund. Phil seconded; motion passed unanimously.
- e) Treasurer Report is filed of record.

IV. Committee Reports

- a) ACC: Julian Hawthorne provided the Board with a list of the 2005-2006 projects. Sam Haynes has been appointed the third member of the ACC. Phil Carpenter and Gene Linder are to work as liaisons with the ACC and arrange to meet with the ACC to determine intent and purpose of ACC from both the ACC's and the BoD's perspectives. Sheryle moved that the liaisons meet with the ACC committee for a lunch meeting not to exceed \$20/person (location/date tbd). Pam seconded; motion carried unanimously.
- b) Yard of the Month: No yards are chosen in December or January. Tom and Pam Sides won Best in Show for the Annual Christmas Lighting contest. Best Lighting was James and Glenda Eddleman and Most Creative was Bert and Julie Rinker.
- c) Newsletter: Editor Betty Linder is still receiving newsletter submissions; newsletter will be published on the last Monday of January 2007. Karl Schroeder will submit an article about the status of the alleged ballpark construction.

- d) East FM1488 Committee: Karl Schroeder provided a written report in the form of the article submitted to the newsletter.
- e) Security Coordinator: Gene reiterated that only public information is permissible-information that law enforcement would disseminate. Information will be included in the newsletter as deemed appropriate.
- f) Mowing: BoD will need a company to replace Homer Mathis's services when Mr. Mathis tenders his resignation/sells his home. Citywide Landscape and Tree Service owned by Phil Swindel has provided the BoD with a bid of \$200/mowing plus \$25.00/yard for black mulch. Pam made a motion to accept this bid; Betty seconded. Motion passed unanimously.
- g) Deed Restrictions: Phil has agreed to do the deed restriction drive-bys and report back to the BoD.
- h) By-Laws Committee: Meeting scheduled with newly appointed second by-laws committee members at the home of the Linders on January 22, 2007. Phil moved to accept the Resolution of Appointment of Second By-Laws Committee and the Timeline. Pam seconded; motion was approved unanimously. Sheryle made a motion to post a board meeting on January 22 to invite the second by-law committee to begin their work with the resolution. Betty seconded and the motion carried.

V. Open Issues
None

VI. New Business

- a) Discussion of alternative meeting location for annual property owners meeting. Included in this discussion was the Knights of Columbus Hall on FM1488. Cost is \$50/hour; \$150 for the hours of 2:30-5:30pm for the May 20th setup/meeting/cleanup. Betty moved that the BoD reserve the KC Hall for the Sunday, May 20th meeting- the actual meeting being 3:00-5:00pm. Pam seconded; motion carried unanimously.
- b) Member request to research issue of an approximate twenty foot strip of property that is being billed as a full lot.
- c) Discussion of obtaining "Dead End" and "No Outlet" signage. Phil to contact Commissioner Doyle's office regarding suitability of same.
- d) Member request for list of all maintenance fees, paid and otherwise. Board advised member that Board confidentiality prohibits dissemination of these financial records/past due accounts.
- e) Billboards and bandit signs: Sheryle made a motion that the BoD sign a resolution in support of a state bill to restrict the use and construction of billboards and bandit signs along FM 1488. Pam seconded; motion carried. The resolution will be sent to Scenic Texas along with a letter from the Board to State representatives.
- f) Betty discussed Board membership in the Community Association Institute (CAI) and plan for Board members to attend offered training seminars.

VII. Executive Session
None

VIII. Next Meeting
Next Board meeting scheduled for March 12, 2007 at Pam Kenner's home.

IX. Adjournment
Gene Linder adjourned the meeting at 9:42pm.


Secretary