

**Cimarron Country Property Owners' Association**  
**Minutes of the Annual Meeting**  
**Of the Association**  
**February 21, 2009**

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Meeting Date: Saturday, February 21, 2009  
Meeting Time: 2:00 p.m.  
Meeting Place: Knights of Columbus Hall  
2655 FM1488, Conroe, Texas  
Purpose Of Meeting: Annual Meeting of the Membership of Cimarron Country Property Owners' Association as per By Laws Article 3.03  
To address and transact business of the Association as shall be brought before it.

Business Conducted:

- 1) The meeting was called to order at 2:30 p.m. by Gene Linder, President, who announced that 115 lots would be required to obtain a quorum at the meeting. Also, proof of notice of the meeting was affirmed by reading of the notice sent to the Membership.
- 2) Secretary's Minutes – After review of the Minutes of the 2007 Annual Meeting, John Soland motioned and Chuck Abernathy seconded to accept the Minutes as presented. By a show of hands, the Minutes were accepted, without dissention.
- 3) Treasurer's Report - Betty Linder, Treasurer, reported the Association's bank balances and CDs as of December 31, 2008 were: General Account, \$15,506.51, building deposit account, \$7,690.68, and CDs totaling \$53,849.20. She also reminded the membership that the financials are posted on the website approximately six weeks following the end of the quarter, with a few printed copies available on the table.

Betty also explained to the membership the reasoning behind the cash prizes at the annual meeting, being;

- The importance of obtaining a quorum for the meeting in view of the fact that all five Director positions were on the ballot;
  - To satisfy the requirement that the Association tangibly give back to the community it serves in order to safely retain its non-profit status.
  - Explained that board discussed and voted that the door prizes would not be awarded by the number of lots owned in order to give all property owners an equal chance to win.
- 4) Other Committees –
    - Yard of the Month: Pat Byers commented on the process undertaken by the Yard of the Month in selecting winning lots, as well as the newly defined categories for consideration, being, traditional, simple, secret and natural. These expanded categories have resulted in a wider variation of winning lots and appreciation for the many styles of landscaping appreciated in our community.
    - East 1488 Community Association: Karl Schroeder brought to the attention of our membership the work of this committee as relates to the opening of the Fish Creek Thoroughfare which is scheduled for 2009. The Thoroughfare will run from CR2854 and FM1488, east of Honea Egypt Road. Additionally, he noted that Woodforest, a development of 6,000 homes, is underway along this corridor. The East 1488 Community Association is working with Montgomery County to improve communication and to address the concerns of the eight community members of the East 1488 Community Association.

Blake Barton, President of the East FM1488 Community Association spoke to the meeting regarding their activities. Blake indicated that his group is working with Judge Fred Edmonds to help Property Owner and Home Owner Associations be more successful in the courts as they pursue the enforcement of their deed restrictions.

A letter has been sent to Montgomery County Commissioners regarding Fish Creek Thoroughfare and the proposed renaming of streets.

Billy Thompson of the East FM1488 Community Association spoke about the controversial toxic well injection request by Texcon, a company that has applied for a permit to dump 4-5 million gallons per year of industrial waste into the old Conroe Oil Field located near CR105 and Loop 336. He indicated that approximately 200 persons went to Austin to protest their application. He also briefly reported on several House Bills and Senate Bills that are in the process of review and vote which would assist property and homeowner associations with this sort of problem (HB177, HB178, HB179 and SB 273).

The email and website address for this organization is [E1488CA.org](http://E1488CA.org).

- ACC Committee - Sam Haynes and Tom Hartshorne both addressed the meeting. Sam reported that in 2008 the ACC handled 20 projects comprised of 5 houses, 7 sheds/patios, 4 fences, 3 pools, 1 pond, and one mother-in-law residence. He indicated that all projects had been approved, some with changes. He emphasized the need for community members to be sure to include the work of the ACC Committee in their project's time line.

Tom Hartshorne encouraged cooperation to help residents be successful in the completion of their projects. He indicated that property owners need to pick up their signs from the ACC and post the signs on the property where they can be easily seen from the street. He also advised that each sign depicts the project number and scope of approval so that everyone can see the nature of the construction project and the parameters of the approval.

Tom also indicated that the ACC is working to clarify their Guidelines and that they hope to have those clarifications filed with Montgomery County and posted on the CCPOA website in 2009.

- Cimarron Country Volunteer Committee – Pat Byers reported on the activities of this committee. Pat indicated that themes of deed restriction violations may be posted on the Association's signage, such as the placement of trash cans, newspapers left in driveways, etc. Pat also reported that in February, 2009 our Deed Restrictions expire. *(Note: while the current deed restrictions expire in February, 2009, they automatically renew in ten year increments until such time as they are amended by the community)*. Written in 1979, when Cimarron Country was comprised of only 9 houses, the deed restrictions could be amended to reflect the desires of the current population and to make them more compliant with today's laws and court environment. She asked for those persons interested in working on such a project to sign up.

Pat indicated that this committee was also attempting to learn the names of property owners who helped their neighbors during Hurricane Ike.

5) Other Guests - Mike Heimer, Texas Agrilife Extension Service

- Mike addressed the meeting with some ideas for the community to avoid destruction of property and landscaping by area wildlife. The increase in all area wildlife and their intrusion into our yards is a product of removal of their natural habitat and predators. Also, he indicated that environmental changes, such as drought, impact their natural food sources, causing them to look for easy sources of food which may occur on our property as landscape plants.
- Wildlife can be a disease source for domestic pets.
- When you feed wildlife, they become dependent upon your providing their food source and can be reluctant to leave.
- Suggestions for decreasing the deer population in the area was limited to forming a management plan initiative with the State of Texas wherein the State identifies whether there is an overpopulation and arranges to trap/transport numbers of animals from the area. It should be noted that personal trapping of deer is illegal at any time, and removal of deer by means of hunting is only possible during appropriate hunting seasons and on lots of 10 acres or more.

- Suggestions for the reduction of hog population included:
    - a) Hire a professional trapper.
    - b) Do not feed wildlife.
    - c) Remove water/food sources.
    - d) Put up a fence
- 6) Introduction of Candidates -

Pat Byers  
 Sheryle DiLetto  
 Tammi Hudson  
 Betty Linder  
 Butch Pink  
 Cary Sheffield.

Candidates gave a brief introductory speech discussing their experience and candidacy for the positions for which they seek election.

- 7) Door Prizes - Winners of the door prizes were as follows:  
 Autumn Madison/Chris Padilla: \$100 Home Depot Card  
 Ricky & Mary Lavergne: \$100 Home Depot Card  
 Cary & Cindy Williams, \$100 Home Depot Card  
 Terry Sharp, \$100 Walmart Shopping Card  
 Robert & Diana Bryia, \$100 Walmart Shopping Card  
 Helga Heilreigel, \$500  
 Julian Hawthorn, \$500  
 Joseph Pizzitola, \$1,000

8) Questions from the Membership –

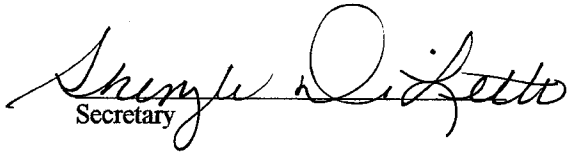
- Carol Dennington asked about trees that have been hanging over wires on a lot on Three Forks since Hurricane Ike. The Board responded that letters have been written to the property owner and Charter has been called to alert them to this condition. Centerpoint Energy had also been called.
- Marc Corina inquired as to the value being received from the expense budgeted for law enforcement patrols and the procedures the Board has in place to monitor their invoicing, tasks completed during patrolling hours, etc. Discussions led to topic of illegal golf carts/4-wheelers with a suggestion that the sign reflect a reminder to avoid this activity.

- 9) Certification of Quorum – Cindy Burks reported that there were 154 lots present in person or by proxy; therefore, a quorum was obtained.

- 10) Announcement of Outcome of Election - Gene Linder announced that Mike Honsinger, who was responsible for the final vote tally, had to leave due to an emergency. John Soland agreed to perform this duty in Mike's absence and he announced the election outcome. Gene reminded the members that per section 4.04 of the By Laws, today's election serves to elect all five members of the Board of Directors. Therefore, the two directors receiving the highest number of votes shall serve for 3 years, the three directors receiving the next highest number of votes will serve for two years. This schedule serves to reinstitute a natural rotation of members of the Board of Directors. The elected Directors are:  
 Pat Byers – 3 years  
 Sheryle DiLetto – 3 years  
 Betty Linder – 2 years  
 Butch Pink – 2years  
 Cary Sheffield – 2 years

Gene reminded the newly elected Board members of their need to meet within ten days of this day and asked that they let him know the date of their meeting.

Meeting adjourned at 4:20 p.m.

  
Secretary