

CCSPOA Annual Meeting Minutes
Saturday, April 30, 2011

CALL TO ORDER (1:00 PM)

WELCOMING REMARKS AND INTRODUCTION OF GUESTS

GUEST SPEAKERS

- Donna Klaeger, Burnet County Judge-Was unable to attend
- Bill Neve, Commissioner, Precinct 1- Bill Neve talked about water from the lake. LCRA puts together a water management group to submit a plan to TCEQ. Lake Travis and Lake Buchanan committee have banded together to oppose LCRA. One of the issues is water sold to the rice farmers-their water is 'interruptible' if lake is low, but this has never happened. There are 1500 people daily moving to Texas and the lakes are the primary source of water. Legislation has been introduced to sunset LCRA, but this will probably take another legislation trigger. The lakes can go to 200,000 acre feet before it is interrupted to the rice farmers, which basically takes it to the level of the river. That will affect the rice farmers 2nd crop. A coal plant in Matagorda (White Stallion) wants to contract with LCRA for firm water that would not be shut off. Fourteen thousand (14,000) acre feet of water are lost in every transfer to the coal plant. The plan is to try to get everyone, including the county judges to sign a resolution of non-support and ask for an environmental study of the plant. There is a new LCRA Board member who lives in Morgan Creek and property owners are urged to contact him regarding water issues.
- Jan Fulkerson, Texas Forest Service

APPROVAL OF PREVIOUS MINUTES – 2010 ANNUAL MEETING-
Minutes were emailed to members and presented at the meeting. There were no changes and the minutes were approved as presented.

COMMITTEE REPORTS

1. Treasurer's Report- Treasurers Report: we have collected about \$10,000 in road maintenance fees and \$3000 in dues. There are about 20 property owners who are habitually delinquent on maintenance fees. The Treasures Report was approved as presented.
2. Firewise Committee Report- Claire Harrah thanks owners and notes they are doing a good job removing cedar and combustible fuels. Native grasses are coming back. Our FireWise Committee gets credit toward maintaining our community Fire wise status for every hour spent removing brush (or expenditures to do so) or making the area safer

from wildfires. Any owners doing this need to notify Claire so we can receive proper credit.

OLD BUSINESS

1. Status of Website-Susan Cowan- reported that the website had to be rebuilt using new soft ware. Everything is now running smoothly and is up-to-date. The Board would like to thank Susan for all of her hard work on this.

2. Infrastructure Maintenance

- Park-North road and cedars were cleared last year. It will be awhile before tar and gravel can be added to the park road. The Board priority right now is road easements and accessibility to property and more planning and fire prevention is needed. The boat dock was added in the last year, is being well-used and is a welcome addition to the park.
- Roads- Burnet County Commissioner's Court approved our request to transfer about 1000 feet of road to the county as an arterial route. CCS cost for materials was \$3400. The county did the upgrade work and will maintain the route in the future. The arterial route includes a portion of Acorn, starting at CR 137 and runs to Lookback, then Lookback to Whistle, and Whistle to Paul. When our housing density increases on Paul, we hope to extend the arterial route to Eagle. It is important that all residents keep in mind that parking on the surfaced road is not allowed – you must park off the pavement.

Jan Fulkerson, from the Texas Forest Service, helped us present a plan to get help from the USFS to remove brush on the easement. We are about ready to do that, but may need some surveying. We then plan to put base on Ledge.

We had a small project on Skippy to trim some brush and overhang. We found some pins on other easements also. We hope to make a big dent in removing cedar this year. This will be done in stages with chipping brush.

3. Policies and Procedures –The Board has been discussing this for awhile.

Priorities have been to:

a: Set a Privacy Policy

b: Architectural Review-Our Architectural Review and Construction Committee are the same, primarily due to a small volunteer pool.

c: Determine a collection process for delinquent fees. We want to ensure a fair and clear cut policy for everyone. We want to continue to be able to work with people who may have documented financial hardships.

4. Status of Amendment of CCS Covenants, Conditions and

Restrictions-Our current Deed Restrictions expire in 2015. In 2009 we created a process to amend deed restrictions. Our current procedure calls for the Board to set up a canvassing committee, and that committee certifies that ballots are mailed to all property owners. The election to approve new CC&R will be held this summer.

5. Status of Amendment of POA Bylaws-Article 15 was added on a voice vote in 2005. This means that if someone doesn't bother to vote on a POA matter, it automatically counts as an 'against' or 'no' vote, and any change requires approval of 51% of the total POA members, rather than 51% of VOTING members. An election was held a few months ago to try to amend this language, but failed to pass by 3 votes. The Board will consider another vote on this at some point in the future, perhaps as part of a total amendment package.

NEW BUSINESS

1. Election of Directors-CB Harrah and Susan Cowan were re-elected by unanimous approval of members present. There continues to be one vacancy on the Board. Discussion was held about limited volunteer turnout for events, and what could happen if the Board dissolved due to lack of members.

SPECIAL FIREWISE PRESENTATION BY JAN FULKERSON –

READY, SET, GO-Jan Fulkerson from the Forest Service reports that she is currently working with 60 communities on 'teachable' moments. She notes we have unprecedented fire danger in the state and reviewed how many aircraft are available to fight fires. A hundred and fifty years of tracking weather patterns have shown that during "El Nino" years we tend to have more rain, and during "La Nina" patterns we have drought. Drought runs on about a 30 year cycle and right now we are about 15 years in to a 30 year cycle. The state had historic fires in 2006 and currently the conditions existed for firestorms across Texas and Oklahoma, which cannot be suppressed. Oaks and cedars in our area are starting to fail due to the dry conditions and this creates a lot of standing fuels. Firefighters have never seen conditions this severe. Planes are having trouble fighting current fires due to high winds. Ft. Davis burned and Alpine and McDonald Observatory almost burned. The Possum Kingdom fire jumped across a ¾ mile cove of water.

Jan talked about what individuals owners can do-work "Ready, Set, Go". If the need to evacuate arises, evacuated and don't become a liability for firefighters trying to protect you, which puts others at risk. Nothing is worth your life or someone else's life. Visit <http://www.firewise.org/> for specific information on how to prepare for a fire.

The firefighters who protect your life and property are all volunteers, and fires in Texas have stretched the resources very thin. ***Please help support these wonderful volunteers.***

Contact Jim Cooper, our local Fire Chief, at elb4510@gmail.com, 512-756-4590 or 512-755-0253 to find out how you can help.

PARKING LOT ITEMS

ADJOURNMENT