

**COUNCIL CREEK SOUTH PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
APRIL 24, 2010**

**Call to Order** (1:00 PM) – CB Harrah, POA President

**Welcome and introduction of guests** – CB Harrah introduced Bill Neve and Jim Cooper as guests.

**Guest Speakers:** Bill Neve, Commissioner, Precinct 1.

Bill Neve, County Commissioner Precinct Two, talked about road issues. He noted that the drought, freeze and rain left all the roads in bad shape with numerous potholes everywhere. Roads must be dry before they can be patched, and the county will get to it as soon as possible. He also updated us on the status of the proposed LCRA power lines. The Public Utility Commission rejected all of LCRA's options and told them to start over. Only 1 member of the 3 member PUC Board agreed that the lines should not go on the south side of the lake. Only people who have a line placed directly on their property or within 500 feet of their property are considered to be affected and are allowed to speak up. An email list is being developed to keep people informed, and it is very important that people who are affected voice their opinion. Mr. Neve also suggested that property owners keep an eye on property appraisals. He noted that when property values increase, the schools get more money, but the county does not. He feels that becoming a Firewise Community is a good idea and that there are some benefits.

Jim Cooper. Emergency Services District (ESD) –what we should know about it AND brief update on current VFD events.

Jim Cooper talked about the Emergency Services District and the Volunteer Fire Department. The ESD was formed in May of last year with the purpose of raising money and funding the VFDs. The ESD provides maintenance to equipment, upgrades, and training. The ESD hopes to buy a new tanker and also have equipment installed that allows the use of foam in fighting fires. There are 3 fire stations on our side of the lake-Silver Creek, Council Creek, and Council Creek South. Mr. Cooper states that the Silver Creek fire truck is old, and the Council Creek truck has a limited water capacity. The hope is to be able to upgrade these trucks and increase the tank size. There may be discussion of putting in a well at CCS. Currently there are 5 people trained who could be firemen and 6 trained to fight wildfires, and all are CPR certified and also have training in extraction of accident victims from vehicles. Trucks cost about \$250,000 each. Jim emphasized that there are only 2 active firefighters in our community. More volunteers are desperately needed. Jim pointed out that all levels of assistance are needed, such as administrative help, driving a truck, or actual firefighting. You can help without having to fight fires, and help from part time residents is welcome, as well. If you are interested in volunteering, contact any Board member and they will put you in touch with Jim.

A question was raised regarding the feasibility of having another road into the community and Mr. Neve noted that the individual who owns the land wants at least 2

million dollars for the land and has had prior lawsuits with the county; therefore that does not appear to be a viable option at this time.

### **Rules of Order** – CB Harrah

#### **Minutes of 2009 Annual Meeting**

The minutes of the 2009 Annual Meeting were read and amended to clarify “email” not regular mail. A motion was made and seconded to approve the minutes as amended.

**Treasurer’s Report** – Suzi Campagna-The Treasurers report was reviewed. Suzi reports that a lot of people have not paid maintenance fees yet this year. Suzi thanked CB Harrah for his hard work on behalf of the community. She noted that the books are always open for inspection.

#### **Old Business**– Review status of our activities

##### 1. Firewise Community Development – Claire Harrah

Claire Harrah shared a lot of information on Fire Wise Planning for our community, and outlined some of the benefits. Several booklets were handed out. Claire says that anyone who has spent any time doing something to make our community more Fire Wise (such as trimming back brush, etc) should notify her, as credit for that time spent is counted as part of the requirements.

A question was asked about trimmed brush being dumped into the ravines and Mr. Neve noted that this was done in the past to help control erosion.

##### 2. Amendment of Deed Restrictions – CB Harrah

Time has been spent looking at what other communities are doing-the Board will probably use this email list to sound out members about proposals, and changes will be made in small steps. It was reviewed that members approved a process to amend the deed restrictions. The first step was an increase in road fees. We are considering restrictions that are in perpetuity, but have a provision for periodic review.

##### 3. Proposed Changes to CCSPOA Bylaws

Our bylaws currently state that any changes must be approved by 51% of the membership. This has the effect of any non voting members counting as a “nay” vote. An election will be held in the near future to modify this to “51% of the voting members” as is common in most communities.

##### 4. Community Development Plan – CB Harrah. -This is currently undergoing development and will be available on the website for review.

##### 5. Construction and/or Maintenance – CB Harrah – 20 minutes

Prioritization of road work-This was initially done by road name, but this is not totally accurate-parts of a road may be worse or a home may not have fire access. The following list was reviewed:

- Planned- Road base application & brush trimming at last house on Echo St

- Planned - Trim roadside brush and overhanging limbs on Skippy.
- Planned -Complete road base work on Paul St.
- Planned - Roll & blade the road base applied to the North Park Road.-
- Cleared cedar and Constructed North Park Road on existing easement  
CB reported that this will go a long way to credit with our Firewise Project. It provides a firebreak and better access for the fire truck. There were some unexpected expenses involved-we found we couldn't burn brush below the 1020 water line or within 300 feet of a house. Additional funds had to be spent to have the cedar that has been cleared chipped. The Board continues to try to balance priorities.
- Remove selected cedar from existing park area
- Install Repaired CCS Sign at CR137 & Crestview
- Road Repair on Eagle & Initial Road Repair on Paul St
- Boat ramp Extension
- Dock Construction  
Bruce & Nancy Weir donated a walkway that will be used as the start of a dock at the park. **Many thanks to the Weirs for their generous donation!** If anyone else would like to donate to this project, a separate line item has been set aside in the budget. Checks can be submitted to CCSPOA, 120 Council Park Dr., Burnet Texas, 78611. Just make a note that it is for the boat dock fund.

6. Status of Website Operation and Maintenance – Susan Cowan

The website is going through a software update and total revision. We hope to have it back up and running this summer.

### New Business

1. Election of Officers –Three Board positions are currently open. Hessie Brawley and Suzi Campagna choose not to run for re-election. Candy Smith was the only person who submitted a letter of interest by the deadline. Candy was re-elected by voice vote by those members present.

**Parking lot items** Candy reminds everyone that we strive to keep members informed and the fastest and cheapest way to do this is by email. Currently about one third of the property owners have submitted email addresses. Please do so if you have not already.

The Board thanked Suzi Campagna for all she has done for the community during her time on the Board.

### Adjournment