

**COUNCIL CREEK SOUTH PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING MINUTES
APRIL 25, 2009**

- A. Call to Order - CB Harrah, President, called the meeting to order at 1 pm.
1. Roll Call of Board Members-Present were CB Harrah, Candy Smith, Suzi Campagna, and Susan Cowan.
 2. Welcome remarks were made by CB Harrah. There were 21 members in attendance.
- B. Rules of Order and Parking lot items were reviewed by CB Harrah.
- C. Approval of 2008 Annual Meeting Minutes – Members present reviewed a written copy of the minutes of last year’s annual meeting. Minutes were not read orally due to length. A motion was made and seconded to accept the minutes as written.
- D. Officer or Committee Reports
1. Treasurers Report- Suzi Campagna reviewed the Treasurer’s Report. Road maintenance has been the major budget item this year. Suzi also noted that contributions are down this year, as is membership. CB notes that we are trying to be more systematic and have more of a time line regarding maintenance issues. Suzi notes that the books are open and may be reviewed by any member at any time upon request. A motion was made and seconded to accept the Treasurers Report.
- E. Old Business- Review status of key activities – CB Harrah
1. Process for Amendment of Deed Restrictions –CB reviewed our recent election on the process to amend deed restrictions. A question was asked about how many owners voted in the recent election, and it was noted that approximately 85 property owners voted. CB states that the deed amendments are the biggest future issue facing the POA, and being able to raise road maintenance fees to allow for inflation is critical. In the near future and new canvassing committee will be formed, the charter updated and a vote held to increase road maintenance fees. There are other items in the deed restrictions that also need to be amended.
 2. Community Development Plan-This was posted on our website, and we encourage people to use the website. The Board feels that the internal process is important, along with customer satisfaction and communication with all property owners. We are working to get a plan and procedures in place that will guide the operations of the Board and allow for smoother transitions.

3. Proposed Changes to CCSPOA Bylaws-The committee has submitted recommendations to the Board, and CB has formatted a side by side table with comments. In the future, the Board will finalize these bylaws and it will be submitted to POA members for approval. It will require a 51% approval from members.
4. Architectural Review and Construction Committee – The ARCC will involve home construction, modification and prioritization of work in the neighborhood, such as roads. It was noted that we have almost 3 miles of roads in the neighborhood that have to be maintained.
5. Construction and/or Maintenance
 - Boat ramp repair-The boat ramp had washed out on the sides and was dangerous due to the steep drop off and narrow width of the ramp. Several boats have gone off the ramp and required assistance to get out of the ditch. Three feet of concrete was added on both sides of the ramp for a total cost of \$1,600.00.
 - Dock Construction-A bid was obtained several years ago from Randal Roessler, but no money has been available to begin construction. Currently, the project is relying on contributions from members, and only \$105 has been contributed so far. Once sufficient funding is obtained, a new bid will have to be sought, due to the amount of time that has passed.
 - Status of mailbox covers and locking enclosed sign for posting notices-This was a 2 phase project. The first phase, which consisted of the rock base and slab around the cluster boxes, has been completed. Phase 2 was to include a roof and a bulletin board for announcements. This project has cost 1,650 to day, and it is estimated the entire project would cost between \$1,981-\$2,730. The project was placed on hold due to lack of funds, and we are taking donation for this project as well as the boat dock.
 - Steve Atherton's help with road maintenance-Steve has volunteered to help with some road maintenance and can help us spread road base if this is set up in advance with him.
6. Status of Website Operation and Maintenance – Susan Cowan reports that Steve Atherton is now hosting our website at no charge. This is a substantial savings for the POA. Currently the website is up-to-date, and we plan to update it on a regular basis.

F. New Business – CB Harrah

1. Board Handbook of Policies and Procedures-The Board has been trying to put together a handbook that guides and describes how the Board conducts business. This would also help provide assistance to new Board members.

2. CCSPOA Official Rules of Order –The Board has reviewed several procedures, such as Roberts Rules of Order, in order to ensure that we move through the agenda and allow input from all the members. We will post the Rules of Order on the website when they have been completed.

G. Parking Lot Items-Only 2 nominations were received for the 2 vacant Board positions, CB Harrah and Susan Cowan. Since there were only 2 nominees, they were installed by acclimation and voice vote of the members present.

Candy encourages everyone to sign up to receive the newsletter by mail. It is costly to print and mail it out, so being able to send it out by email would represent a substantial savings for the POA.

H. Adjournment-The meeting was adjourned at 1:55 pm.