

COUNCIL CREEK SOUTH PROPERTY OWNERS ASSOCIATION
EXECUTIVE BOARD MEETING MINUTES
June 18, 2011

A. CALL TO ORDER

1. Roll call of members present-CB Harrah, Susan Cowan, Rene Villarreal, Candy Smith

B. APPROVAL OF PREVIOUS MINUTES-Minutes from the March 26, 2011 were approved as read.

C. COMMITTEE REPORTS

1. Treasurer's Report-Current balance 18,628.04.

D. OLD BUSINESS

1. Status of Website-no changes have been made at this time.

2. Infrastructure Maintenance

- Road Maintenance-Committee agreed to purchase a metal detector to aid in the location of boundary pins. It was determined that this was more cost efficient than renting one. It has been difficult to locate the pins at Ledge and Lookback. We need to be ready when the Forest Service is able to come out and assist with the clearing process on Ledge. Atherton's crew removed cedar on Kings Plaza, and is scheduled to have road base added. We discussed priority of road work after KP is completed. Discussed adding road base and clearing cedar on Echo in order to provide access to fire trucks. The goal is to provide good access for fire trucks on Echo and Whistle, and that will be worked on after Kings Plaza is completed.

3. Policies and Procedures – Lien Process-first draft was given out by email and review. Some changes were made and CB suggested including a preamble regarding the Board's fiduciary responsibility to collect fees. Board does not feel that it has the power or ability to waive fees. Discussed use of the park and waiver of liability for use of the lake below the 1020 line. Members recall that this has been discussed previously and records will be researched. Lien process-

members will be notified by email and newsletter, and process will take effect in 2012. A copy of the process will be included with the new statement. Rene will review how any penalties can be easily tracked.

4. Status of Amendment of CCS Covenants, Conditions and Restrictions- Discussed how to treat companies/organizations that own property in CCS in terms of voting/collection of fees. Rene thinks this may be addressed in the articles of incorporation. Further research may be required in the future on this issue. The ballot to approve the new CC&Rs should go out the last week of July. Bruce Wier suggested including the old CC&Rs and Board determined that a link will be included directing people to the website if they wish to review the current ones.

E. NEW BUSINESS

1. Installation of officers-same positions.
2. Board Vacancy – need for well qualified candidates-we need to continue to discuss with people the importance of volunteering in the community.

F. PARKING LOT ITEMS-Creation of email address for CCSPOA was discussed.

G. ADJOURNMENT-meeting adjourned at 11:25.