

COUNCIL CREEK SOUTH PROPERTY OWNERS ASSOCIATION
WORKING BOARD MEETING AGENDA
June 27, 2009

A. CALL TO ORDER-The meeting was called to order at 10:05 a.m. by CB Harrah.

1. Roll call of members present-Members present are Suzi Campagna, CB Harrah, Candy Smith and Susan Cowan. The Board elected CB Harrah, President, Hessie Brawley, Vice President, Candy Smith, Secretary, Suzi Campagna, Treasurer, and Susan Cowan, Director At Large.

B. APPROVAL OF PREVIOUS MINUTES-Candy Smith, Secretary

1. The minutes from the November 8th, 2008 meeting were amended and approved. The minutes from the annual meeting held April 25th, 2009 were approved as written.

C. COMMITTEE REPORTS

1. Treasurer's Report-Suzi Campagna reported that 74 people have joined the POA, and 104 people have paid road maintenance fees. Currently, there are line items with \$130 collected toward mailbox covers, and \$105 collected toward the construction of a boat dock. The report was approved as read.

D. OLD BUSINESS

1. Election to modify road maintenance fee-The Board reviewed the Charter for the election to modify road fees. Some discussion was held regarding the exact wording on the ballot, and it was clarified that the proposed increase to \$120 would be per owner as it is currently, not per lot. The Board would like to get this out to a vote as soon as possible, and set a tentative date for mailing of July 18th, based on availability of the Charter Committee. Candy will work with Bruce Weir, Chairperson to get a date set.

2. Website update-Susan reports that she will be working with Steve to provide quarterly updates. Hopefully, the next update will be able to include the result of the election on the road maintenance fees.

E. NEW BUSINESS

1. Replacement of sign at entrance-The sign containing the names of owners near the entrance was destroyed by a vehicle. The Board discussed if it was financially responsible at this time to replace the sign using POA funds. The Board decided that they will come up with a cost estimate to replace the sign and canvass the neighborhood to determine if this is something that the property owners want done or not. It would have to be on a voluntary basis and people who want to participate would have to share the cost of rebuilding the sign. Suzi also noted that it is somewhat difficult to maintain, and it is hard to remove/replace names of people who have left the neighborhood.

2. Security/control of park and boat ramp-Concern has been raised that recently people other than property owners have been using the park and ramp, due to the low water level of the lake. Problems have surfaced with increased traffic on County Rd. 137 (Sunset Cliff) as well as increased trash and trailers left overnight in the park. CB reviewed the plat map and spoke with Jo Tedder, President of Council Creek POA to determine if there is a reciprocal agreement with Council Creek. Ms. Tedder stated that she thought there was a document indicating a reciprocal agreement existed, however, the Board believes that unless legal changes were made to the plat map, that this is not a legally binding agreement. The Board feels that their responsibility lies to the current property owners. The current transfer and assignment agreement indicates that the Board has responsibility "for the improvement and protection of all park areas within the Subdivision". The Board discussed some possible ways to secure the park and boat ramp, and the motion was made and seconded to place a gate with a combination lock at the entrance to the boat ramp. Suzi indicated that she has a gate she is willing to donate to the POA for this purpose. The combination will be provided to all property owners.

3. Newsletter-The next edition will go out shortly after the election on road maintenance fees.

F. PARKING LOT ITEMS-Discussion was held about maintenance and work on the boat ramp. Bids will be taken on straightening the ramp and extending it some while the lake is low. Board will look into placing a sign at the subdivision entrance, noting that the park is private.

G. ADJOURNMENT-The meeting was adjourned at 11:50 am.