

Council Creek South Property Owners Association, Inc.
Executive Board Meeting
November 10, 2007

The meeting was called to order by the president, HESSIE BRAWLEY. Guests were welcomed and introduced.

Minutes from the previous meeting were approved as read.

Suzi Campagna presented the Treasurer's report. A copy is attached.

- Frank Grubbs commented that Charles Hughes used to do the work for free. Suzi explained that Charles Hughes needed a helper to do the blading and spreading of the road base, and the money spent was for the helper – not Charles.
- Suzi also reported that Jack Owen has underwritten copying and mailing costs for the newsletter; the POA paid for the letters and mailings for the vote for to amend the deed restrictions
- Lynn Smith asked how the road fees were kept separate from the rest of the POA funds. Suzi explained that they are in the same checking account, but they are kept as a separate line item in the accounting system.

Old Business:

Susan Cowan reported that the website is up to date with the information she has received such as minutes from meetings and treasurer's report. She would like to consider adding a FAQ (Frequently Asked Questions) section. CB also reported posting the community development overall plan. (The plan is currently in draft form). Joel Smith suggested adding a way to add a piece to the website so that property owners could be notified when the website is updated.

- Frank Grubbs asked why there was a need for a Homeland Security Committee that has been proposed. CB explained it was just an idea. Frank Grubbs explained that Burnet County manages Homeland Security and he is the representative for East Lake Buchanan. Frank suggested sharing with the neighborhood regarding making the neighborhood safer from fires (firewise). P.J. Pearson, of the Texas Forestry Service, would be available to meet with property owners to share ways to make the neighborhood and individual homes safe.
- Lynn Smith suggested changing the name of the committee to Emergency Preparedness rather than Homeland Security
- Frank Grubbs shared information regarding approval of new construction. He contends that the letter Jack Owen gave transferring the right of Architectural Control to the POA was irrevocable. The board will continue to look into the point of disagreement. There are differing opinions from two attorneys as to whether or not Jack Owen was able to revoke the transfer and take back control.

Suzi provided an update on the mailbox covers. There are plans to add roofs, but it will be done strictly with donations – not POA funds. Donations are also being accepted for entrance signs, but there are no funds available at this time. The communication

from members at the Annual Meeting in April was that maintaining roads is much more a priority. Joel Smith asked whether or not adding a much nicer entrance sign would make us more susceptible to thieves. Hessie explained that it would be strictly by donations, so only if enough people in the neighborhood want it will it happen.

New Business:

CB Harrah reported on the activity of the board regarding the road projects. In addition to looking at a FEMA loan as one possibility, the board also began to look at the possibility of amending the deed restrictions.

CB explained that sending out a fact sheet detailing the process, rather than having an election on the process, was due to the deadline to apply for the FEMA loan if that's the way the board decided to proceed. There was no feedback received on the process within 30 days. Thus, the ballots were then sent out to property owners for a vote on amending the road maintenance fees from \$20 per year to \$120 per year. A charter was drawn and election canvassing committee formed which was chaired by Ed Brannan, with additional members being Ron Gahagan and Nowell Maluski.

Mary Cardiff reviewed the procedure used to count votes.

Joel Smith expressed concern with the procedures and the possibility that a precedent would be set for the board proposing amendments without the appropriate procedure in place. There is a concern that the process to amend the deed restrictions should be very stringently followed and should not make it a simple process.

Community members expressed concerns about the procedures and the possibility of the property owners being obligated with a long term loan in the form of a "bond." Mary Cardiff reported that despite repeated requests for property owners to be on a Road Committee, none has volunteered. Joel Smith expressed that now money is attached to the issue, there may be more of a willingness for participation. He shared that he did not feel the board had open communication and thus he did not join the POA this year. Jeanne Sonnier expressed that the board is volunteer and that community members need to take the initiative to communicate rather than expect the board to always take the initiative.

CB shared that once the board gets further legal opinions, they will make a decision on whether or not to declare the amendment vote null and void; or whether to take steps to correct the steps that were missed. At that time, the information will be posted on the website and mailed in letters. Hessie suggested sending a letter to the property owners explaining the process the board went through and the rationale for moving forward in the manner it did. Communication seems to be the basis for concerns, so CB proposed drafting a charter for a Communications Committee and send it out to property owners.

Nicki Storr asked about setting up a chat capability or some way for input within the website. Joel Smith described a “reflector” capability.

Mary Cardiff moved that the board table the discussion of the attempts to amend the deed restrictions for road maintenance, wait for further legal opinions, meet again to vote, then send the results, along with the rationale to property owners via mail. Craig Sonnier requested that it be kept in simple terms rather than legalese. The motion was seconded and passed with a unanimous vote.

Parking Lot Items:

Roads – Nicki Storr – silent proxy is the biggest concern. She feels that’s a bad precedent to start. Kevin Storr asked if the roads were originally there or if the developer failed to put the roads in originally. Mary reported that the sprayer that had previously been used to maintain the weed growth on the roads was lost for awhile; however, it has been located in the past week, so there is now the capability to begin spraying roads again.

Joel Smith – Clarify for property owners that road maintenance fees must be used for roads only – not projects such as entrance signs.

Lynn Smith – biggest concern is the process – and how to get community buy in – not with raising the fees. Also, would the county take over the road if we get it up to code. CB explained that there are criteria that would make a road arterial and we would have to meet the criteria before the county would take it over for maintenance.

Frank Grubbs – would like to see the process corrected, then he can support it. He also suggested going ahead and spending some money to fix the roads that are the worst, and also spray to reclaim the other roads.

Mowing at the park:

Frank Grubbs brought up that the park was not mowed for the July 4th holiday. Communication improvement – HESSIE suggested forming a communication committee. There are a number of ways, such as e-mail, telephone tree, postcards, etc.

Construction Approval/Architectural Control – The board will continue to look into the issue of who is supposed to have architectural control for new construction and additions.

Septic Systems – Craig Sonnier said there are a lot of septic systems out of compliance, older systems, and that we need to bring them up to code.

Meeting adjourned.