

COUNCIL CREEK SOUTH PROPERTY OWNERS ASSOCIATION
OPEN BOARD MEETING Minutes
NOVEMBER 20, 2010

A. CALL TO ORDER

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

B. WELCOME AND INTRODUCTION OF GUESTS – Bill Neve,
Commissioner, Precinct 1, Jan Fulkerson, Texas Firewise Liaison,

Guest Speaker: Jan Fulkerson, CCS Formal Recognition as Firewise Community

Claire Harrah thanks Bill Neve, County Commissioner, for the new road in CCS. Mr. Neve reports that LCRA is going through update of a new water plan which determines how water is let out of Lake Buchanan. A committee was put together-Jo Karr Tedder is head of committee. Committee agrees they want to keep as much water in Lake Buchanan as possible. Committee members went to Matagorda Bay and met with farmers and others who have interest in the lake. LCRA was not in attendance at this meeting. Committee wants to raise level at which cut off is for sending water downstream. Recommendations have to be made by June. LCRA states certain things can't be done due to laws. Committee hopes to be able to change laws. Resolution has been given to the LCRA Board. Mr. Neve also reports that the transmission line through Burnet County is dead; LCRA has accepted an alternative route. A question was asked about LCRA selling off waste water facilities- Mr. Neve noted they have bundled those and want to sell them off. Rocky Point has a contract to remove water from the lake. Selling off wastewater will affect a number of jobs in the area. This will have a direct effect on several neighborhood communities.

Jan Fulkerson was introduced and spoke about community planning. A risk assessment has been done and education and training has been offered to community. There are 36 Firewise Communities in the state, and we are the 4th in Burnet County. Ms. Fulkerson invited the Firewise Committee and Board up for the presentation of the plaque. Claire Harrah, Bill Neve and CB Harrah accepted on behalf of the community. We also have a street sign that can be posted, and a Texas Firewise sign, and a book of the different Firewise communities and magnets and pens. A press release and pictures will be sent to the Burnet Bulletin. A brochure was handed out to members present. Claire Harrah suggested that we include the checklist with the welcome letter to new members. People need to contact Claire with time spent on any of the activities on the list. Ron Gahagan noted that his insurance company is also involved in this, as are several other insurance companies. Jan Fulkerson noted that insurance companies hire a person now in high risk states to make recommendations, but notes that Texas is not included in being a fire risk state. This winter could be a bad fire season due to the high grass and the LaNina weather pattern. Jan reported on one hour fuel-grasses take one hour to become saturated but only

one hour to dry out and become a risk again. Jan congratulated the community and notes that this is a grass roots program that will be shaped by the community. Firewise status must be renewed every year. Claire notes that Jan was very helpful in going through the community to make recommendations. It is important to look for where leaves are collecting as this is where fire brands will also collect and can start a fire. Jan encourages community members to be sure all debris is removed from wood structures, keep grass short, and include rock breaks near wood structures. Also be careful of vegetation around home, rosemary in particular is very volatile due to the oils. Jan notes that anything we can do also helps the firefighters in keeping them safer and helping them in doing their job. Privacy fences are just like fuses, leading fire into the home. Wooden decks and firewood piles are also danger areas. Ron Gahagan notes that the VFD stays in almost constant contact with the Forest Service and that they provide a lot of assistance. Materials that can be provided by the Forest Service include equipment, protective gear, etc.

C. APPROVAL OF PREVIOUS MINUTES-minutes were reviewed and accepted as read.

D. COMMITTEE REPORTS

1. **Treasurer's Report**-Rene presented the current treasurer's report. CB inquired about maintenance fees and how many people have not paid. 32 members are still past due on maintenance fees. We do place a lien if members are past due, but this can only be collected when property is sold through a title company. CB notes this is an item that we are working on in the policies and procedure manual. We want a process that is sensitive to people that are having financial difficulty, but continues to hold people accountable. Board may consider putting in some sort of penalty, and also want a process that is spelled out and enforceable. We plan to have this in place during the next year. Motion made and seconded to approve the treasurer's report as presented.

E. OLD BUSINESS-CB notes that he would like to see more involvement from community, and notes small turnout even though meeting was well publicized.

1. **Status of Website**- New website is now up and running and can be maintained instantly. There is also a feedback form if people have questions or comments. Send pictures to Susan for inclusion on site.
2. **Infrastructure Maintenance**-CB notes that there is a spreadsheet on the website of items that require funding and items that are action only. For instance, the tax returns and state certification is included there. There is some redundancy with things presented, but not everyone has computers, so we include key items in the newsletter as well.
 - **Boat Dock at ramp**-recently installed, was approved years ago but no funding was available. Bruce Weir donated a walkway, and members donated funding to get it in place. It continues to be a line item, and the board discussed needing to put lights or reflectors on it.

- Road Maintenance
 - Arterial Route Established-about a thousand feet from Look back-Whistle-Paul-Eagle was asked to be taken over by the county. Request did not meet housing density, so route was shortened to meet county requirement. The cost to the POA was \$3,400 and the county did all the work and will maintain it from this point forward. If more houses are built, we may be able to increase this. Ron Gahagan notes that there is a contractor who may work for less, and that neighbors may want to band together to share cost of having their road improved. Specific contractor was discussed and on weekends they will do tar and gravel work for POAs at a low rate as compared to commercial companies. Last project cost approximately .60 cents per square foot. We go through the county for road base.
 - Prioritization of Work-we have about 3 miles of road total in CCS to maintain, and developed a rating system in 2007, based on condition of and number of homes.
 - Discussed needing to come up with a way to describe the streets better and refine the priority system. Some portion of budget may need to go to opening up easement for
 - Firewise planning. We need to look at what is on the road and have a system that allows money to be divided between priorities. CB discussed what was done on Echo, which included some road base and removal of trees to allow for a turnaround spot for fire trucks if needed. Jan asked Firewise Committee to select an easement, and we asked if they had survey crew to determine where easement boundaries are. We are going to ask formally for surveying support on Echo and hopefully have that taken care of. We might be able to make a case for a “pre-mitigation grant” to work on some of these issues. King’s Plaza area is also of concern for fire trucks. Park area was also improved, and boat ramp was extended and widened. The status of the sign at Crestview and 137 was also discussed. Board replaced the posts, and is charging \$8 per name, which is not allowing us to recover costs, so this will increase to \$10 which will take effect at the first of the year.

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3. Status of Amendment of POA Bylaws-recently sent ballot out to POA members to change verbiage regarding voting criteria. Ballots are due by the 6th of December.

4. Status of Amendment of CCS Covenants, Conditions and Restrictions-This will be sent out soon for comments. We have elected to keep this as simple as possible. Some additions and deletions have been made. The

most critical part deals with termination and we plan to request that these are perpetual with renewal every 5 years, with review for modernization. This will be sent out to the email list, since this affects all property owners, for feedback. Mr. Gahagan noted that lending institutions are getting tighter on loaning money, and that the deed restrictions could come into play with this.

Discussion was held on the difference between the by-laws and covenants and the difference between the two. CB reviewed the procedure that is in place to amend the covenants and deed restrictions.

F. NEW BUSINESS

None

G. PARKING LOT ITEMS

Claire asked about current elections and if we should check off return ballots and send out another if need to people who have not gotten one. The Board will review this on a case by case basis.

H. ADJOURNMENT