

CCSPOA Regular Meeting Agenda  
Saturday, November 8, 2008

**Call to Order** (10:00 AM) – CB Harrah, POA President

**Board Member Attendance-** CB Harrah, Suzi Campagna, HESSIE BRAWLEY, Susan Cowan, Candy Smith

**Rules of Order-**Focus on Community issues and be courteous; stay on agenda items; other items can be covered in the parking lot.

**Welcome remarks-**thanks to Jo Tedder for allowing use of CC community center

**Minutes** of 16 August 08 Board meeting were approved as written.

**Treasurer's Report** – Suzi Campagna -Future report will include improvement to the boat ramp. A contractor has been contacted to widen the boat ramp to widen the ramp for 3 feet on each side for 50 feet, at a cost of approximately \$1000 dollars. Hopefully work will start in a week or two. Motion was made & accepted to approve treasurer's report.

**Old Business** – Review status of key activities

- Process for Amendment of Deed Restrictions – CB Harrah -All property owners need to approve process for amending deed restrictions, not just POA members. Board has tried to familiarize people with the process and get questions answered. A ballot will be sent out shortly. With current deed restrictions expiring in 2015 board feels it is critical to get a set of restrictions in place before this time. The first step is to amend the process for changing deed restrictions. No one wants to reach 2015 and have no restrictions in place. The process will need to be approved by 2/3 majority of voting property owners. We are not required to send certified mail, which was priced out and would cost over \$700. Instead a canvassing committee was appointed and set up by charter, which was updated this year. The board will provide administrative support to that committee and the committee will ensure that a ballot is sent to all members and will inform the board of the results of the vote.
- Community Development Plan – CB Harrah -one recent change is to the diagram of the committee structure. Want to be consistent with all documents. The first document had an appendix that was a running list of jobs/tasks that the board was working on. It has now been linked to a separate page and is being updated.
- Proposed changes to Bylaws-Bruce and Mickey worked on revising these and CB created a side by side table showing changes or no changes, this will be used to create a ballot for POA membership to create a ballot to vote on each change. Probably only changes will be addressed on the ballot.
- Architectural review and construction committee-was suggested to have a construction committee and a security committee. ARCC is Rene Villarreal and Doug Salzmann. This committee will be charged with developing some interim guidelines until deed restrictions are amended. These will guidelines that would

- not be enforceable by law; but hopefully everyone will want to take care of the neighborhood and will be willing to follow guidelines set by ARCC. Discussion ensued on the roll of the committee, and hopefully the role of the committee would be to work with property owners and builders. Bruce pointed out that homes nation wide now need to meet international residence code as of Sept 1 of this year. Bruce would be willing to work with the ARCC as a consultant.
- The 2<sup>nd</sup> area of the ARCC is construction and maintenance and will prioritize road work. CB reported on priority list that was developed last year. This list probably needs some update and revision. Priority has been roads that have most homes. Board has limited funds to expend on road maintenance so work must be prioritized. Two places were tackled with drainage problems-Lookback and Whistle and Copper;
  - Boat Ramp Repair-The Board also committed to spending money for boat ramp and some money held back for any emergency use. Committee will need to review and make recommendations.
  - Dock construction- currently has \$105 dollars contributed. Board will discuss posting this info on website with PayPal donation. Susan points out that links to projects can be posted on the site.
  - Mailbox covers -Suzi updated the info on the. If the board can approve some money some help could be provided. ac will need some help to get this done. Materials are also needed. It may take a combination of donations and volunteer help. Discussed having it as a line item. Board moved to put line item in budget for mailbox covers and locking enclosed sign. Motion made and approved.
  - Status of Website Operation and Maintenance -Susan Cowan updated on this-website now hosted by Steve Atherton and migration was completed 2 weeks ago. This will save the POA about \$110 annually for site and about \$150 for web design. Steve has also volunteered to provide updates to website. Information should be posted much sooner now on the site. Board should write thank you to Mr. Atherton. Steve also volunteered to use his equipment to spread some road base. Candy will take care of this.

**New business**-board handbook of policy and procedures to institutionalize the way the board does business. Board thinks this will help with transitions to future/new board members. CB shared handout on contents of this book with the members present. CB shared information on the items and gave some detail on the items. The handbook is in the outline stage at this time. Hopefully in the future it will be posted on the website.

### **Parking lot items**

Jo Tedder, president of CC POA, was introduced. She inquired as to how park access was handled. Property owners in both areas can access either park and Jo said that they are considering how to identify property owners and guests. Also said that they would like to coordinate more with our board. Boards are also sharing things on the website. Jo also shared that new library is going up in Burnet and they are seeking community volunteers to help with this.

Meeting was adjourned at 11:25 am.