

CCSPOA Executive Board Meeting
December 30, 2007

The meeting was called to order by HESSIE BRAWLEY, President. Minutes from the December , 2007, were approved as read. Treasurer's report.

New Business

- CB brought up the subject of how and when to place liens on property whose owners are in arrears on their road maintenance dues. Suzi explained that she has forms to file and release liens, and the board feels there is a need for a policy to more formally spell out under what circumstances liens will be filed.
- The benefit of belonging to the POA was discussed. The main benefit is that the members influence how the revenues are spent.
- HESSIE suggested contacting property owners who do not join the POA to get their input as to why they chose not to join.
- We could publish a list in the newsletter of property that has a lien on it, just as a reminder. The summer newsletter could be the better avenue, a sort of "just in case you didn't get the invoice, etc."
- Suzi will send a reminder to those people who are in arrears, giving them 60 days to pay the past due amount. If people are a year in arrears, a lien will be placed on their property if they do not remit within 60 days after the reminder.
- Create a notebook on policy letters.

Roads

- CB has been talking to someone about concrete work and drainage work that could be started on the critical areas. A motion was made and seconded to proceed with concrete on the corner of Whistle and Lookback where the road washes so badly. The motion passed unanimously. The next road considered will be Copper, where it washes so badly. The board feels we need to make permanent fixes of chronic drainage problems, rather than patching existing problem areas.

POA/Developer issues

- Residents have raised questions about who is to maintain the roads. – Should the POA be totally responsible or should it be a partnership between the POA and Jack
- CB asked about the Architectural Approval Committee, and said in most neighborhoods it is the responsibility of the POA – not the developer. He also said he can find nothing that refers to Jack (Council Creek Properties) as a developer, but rather as a subdivider. The original transfer agreement implied that the POA would "stand in the shoes" of the subdivider. However, Richard Mock, attorney for Council Creek Properties, said the whole transfer agreement was irrelevant, since it was never executed in the first place. CB shared a document

giving the rights to Council Creek Village, Inc., for collecting fees, maintaining roads, and architectural approval. One idea is that we try to get a similar document from Council Creek Properties, and the POA have a Building and Architectural Approval Committee, with representatives from the POA membership and Council Creek Properties, proportionate to the number of lots owned by the Council Creek Properties. Hessie will take copies of the documents to Council Creek Properties and try to get some clarification.

Hessie – will get Jack, Jr., to write a letter to Mark Flessner about ceasing operating a business from his home.

Next meeting – working to get the files in order Jan. 19 at Suzi's house. Hessie will bring the boxes.

\$5 to reinstate light in the park. Motion, second, unanimously approved.

Newsletter items:

- Picnic date
- New officers
- Road update – even if live on 137, the benefit is to everyone.

Reminder – ask Candy Smith what they plan to do for a driveway.

Picnic – April 5, noon, and meeting at 1:00.

Adjourned