

**COUNCIL CREEK SOUTH PROPERTY OWNERS ASSOCIATION
WORKING BOARD MEETING AGENDA
September 19, 2009**

A. CALL TO ORDER-The meeting was called to order at 10:00 a.m. by CB Harrah.

1. Roll call of members present-Members present are Suzi Campagna, CB Harrah, and Susan Cowan.

B. APPROVAL OF PREVIOUS MINUTES-C. B. Harrah, President

1. The minutes from the June 29, 2009 meeting were approved as written.

C. COMMITTEE REPORTS

1. Treasurer's Report-Suzi Campagna reported that 74 people have joined the POA, and 105 people have paid road maintenance fees. There was \$1050 paid in contributions. Currently, there are line items with \$130 collected toward mailbox covers, and \$105 collected toward the construction of a boat dock. The current bank balance is \$7593.63. The report was approved as read.

D. OLD BUSINESS

1. Election to modify road maintenance fee - The election recently completed to gain property owner approval of a proposal for amending the \$20 annual fee to \$120 annually to allow for inflation. The election was conducted in accordance with the amendment process approved by voters in March 2009. The approved process requires a 2/3 approval by the voting property owners. The canvassing committee certified that the 2/3 criterion was met, with 67.47% for the proposed amendment and 32.53% against it. The approved amendment has been recorded with Burnet County and the amended maintenance fee will be effective on 1 January 2010.

The Board also discussed another critical need that it, along with all property owners, must address. Our current deed restrictions are not perpetual and will expire in 2015. It would be extremely detrimental to CCS if we (all property owners) failed to critically review our current deed

restriction and make any adjustments prior to the 2015 termination date. The approved election process provides us a tool to update our current deed restrictions as determined by property owners. We need to start working on this effort soon so that there is time for the board to charter a supporting committee to recommend specific amendments for consideration by all property owners. In the relatively near future, the Board needs to present a specific plan to determine what changes should be made to our current deed restrictions. This plan will address the establishment of a supporting committee, the method(s) to be used for obtaining property owner input and the vetting process to be used. C. B. Harrah agreed to write a charter for the Deed Review Committee.

2. The Board discussed replacement of the "Council Creek South" sign, containing names of some property owners that was located at CR 137 and Crestview. The sign was significantly damaged by a hit-and-run vehicle collision. The top of the sign (with the CCS logo) received minor damage but is usable with some touch up. The remaining components in the sign were totally demolished. The CCSPOA does not have any form of insurance to cover such a property loss and does not plan to fund the entire replacement of that sign. It is unfortunate that the incident happened but, as far as the POA Board is concerned, the benefit/cost has to be considered when ranking replacement of the sign to other projects. In fact, some property owners have said they don't want the sign replaced while others indicated they favor the presence of the sign. Basically, the Board agreed to fund installation of the vertical posts and the CCS logo section on top. Replacement of the horizontal aluminum channels and names will have to be funded by those property owners who want their names displayed. There are two-foot sections on the horizontal cross channels allotted for each name. The estimated cost per displayed name will be \$8.00 (includes both \$5.00 for the lettering and \$3.00 for the pro rata share of replacing the channel). The schedule for this project has not been set yet. The Board felt that we should wait until later in the year to ensure we have sufficient funds for road repair if the predicted heavy rains materialize.

3. The Board discussed the need for improving our park management. The park, including the boat ramp, is mandated by plat documents to be for the exclusive use of CCS property owners. We have had signs posted for several years that stated this intent but enforcement has been sporadic and the rules for park use have not been well stated. Such an ambiguous situation invites misuse of the park and ramp area. To address this problem, the CCSPPOA Board has developed park rules and procedures to ensure that the park area is managed for the benefit of CCS property owners. The rules and procedures were reviewed by county officials to ensure they are fair and enforceable. A permit system, similar to the one previously used, will be instituted. Additionally, a gate (with combination lock for property owners) will be installed near the top of the ramp.

4. Website update- The CCSPPOA website is in the process of being updated to include the latest information on what's going on in our neighborhood. Once all the information is collected the documents will be converted and uploaded to the website based on the developer's schedule.

E. NEW BUSINESS

1. After some discussion, the Board agreed to make some additional maintenance and improvement to the park road and boat ramp while the lake is low. The ramp is irregular in shape and there is a rather sharp bend with a large drop off. When the lake is higher, the bend is not visible and there is a risk that someone could accidentally back their trailer off the concrete ramp. The goal is to smooth out the bend and feather it down to the gravel/rock lake bottom. We also intend to lengthen the ramp several feet. Additionally, the road tends to wash out in the sharp turn at the top of the ramp. We plan to improve that turn with a combination of concrete and tar/gravel but the timing for that repair is not yet determined. Funds are limited so the extent of road improvement will be limited. Some funds must be held in reserve for any storm damage that may occur in the near future.

F. PARKING LOT ITEMS

Discussion was held about the needed election by POA members to amend the Bylaws. The Bylaws Review Committee presented its recommendations to the Board in early 2008. However, Board action was kept a relatively low level in order to focus on (1) establishing an election process for amending deed restrictions and (2) amending the deed restrictions to increase maintenance fees. The Board did, however, accomplish a detailed comparison of the proposed version and existing version and made a few minor changes. The comparison matrix (Word table) has been posted on the website for months and hard copies were made available to attendees at the annual meeting last April. C. B. Harrah agreed to create a version (shorter) of the proposed bylaws that would be suitable to provide to POA members for their review and vote.

G. ADJOURNMENT-The meeting was adjourned at 11:55 am.