

COUNCIL CREEK SOUTH PROPERTY OWNERS ASSOCIATION
EXECUTIVE BOARD MEETING MINUTES
October 8, 2011

A. CALL TO ORDER

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

B. Welcoming remarks- CB notes that we have passed a significant milestone by passing the CC&Rs.

B. APPROVAL OF PREVIOUS MINUTES-Minutes were read and approved as written.

C. COMMITTEE REPORTS

1. Treasurer's Report-reviewed and approved. Current balance is 14,958.31.

D. OLD BUSINESS

1. Status of Website

a. Post Election Results for Amending CC&Rs

b. Post Amended Deed CC&Rs

c. Post Project Status – CB owes to Susan-discussed updating and moving some information that is currently listed under “new”. CB will review what is currently there.

2. Newsletter-discussed what needs to be included in newsletter and whether we should send out a more comprehensive letter or a shorter letter to be sure everyone is aware of the new CC&Rs. Decided to publish a shorter letter at this time and possibly put out a more comprehensive one at the end of the year.

3. Infrastructure Maintenance

a. Road Maintenance-Work is currently ongoing. Discussed work previously requested on Point Street. Board discussed willingness to help owners who wish to provide most of the funding to pave their own street. Discussed setting a policy of the Board contributing 10-20% if owners want to pay for paving or upgrading a street prior to the Board upgrading the

street. CB notes that we did petition the county to take over maintenance of Point St. but this petition was declined by the county. After discussion the Board agreed that the POA will contribute an amount up to 20% of the amount contributed by owners, based on the lowest amount of 3 submitted bids.

Discussed other roads needing work, including the Park road and possible extension of the boat ramp. One reason for this is the Fire Trucks use the ramp to access water to fill the tanker. Discussed setting up a spreadsheet and refining it to prioritize the roads. Our desire has been to open the easements and clear cedar so that property is accessible for Fire Trucks. Would like to have road base on all easements first, and then chip and seal at least to houses. Echo and Whistle need cedar removed and road base applied at this time. Discussed putting road base to the fence on Whistle. Primary concern is to be able to access homes in time of emergency. Rene inquired about the disposal of cedar when it is cleared. Cedar will be chipped as it is removed. Oaks in easements will try to be preserved as long as fire trucks continue to have access. Priority roads for the next year (non sequential) include: removing cedar on Echo, Eagle, road base to fence on Echo and Whistle; Copper from 137 to drain at top of hill (widen to 16 ft.); chip and seal-Echo, Park Rd., Park Circle, Acorn, Kings Plaza; Copper.

b. Reviewed a request from Saltzman's to add a boathouse to their property. Board approved this request.

c. Firewise Program Status-Still working on 2011 spreadsheet. Members need to continue to send volunteer hours to Claire.

4. Policies and Procedures – Lien Process

a. Policy-Board will review the proposed policy and communicate any changes by email.

b. Template for Installing Liens-Board agrees this looks good.

c. Template for Removing Liens-Board agrees this looks good.

5. Board Vacancy – need for well qualified candidates (still an issue)

F. PARKING LOT ITEMS-Board determined that there is not a need for a Semi-Annual meeting at this time as we have held the past few years in November.

G. ADJOURNMENT

