

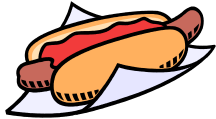
CCSPOA News



Council Creek South Property Owners Association, Inc.
120 Council Park Road, Burnet, Texas 78611

April, 2008

Picnic and Annual Meeting



Saturday, April 26



The picnic will begin at noon, with hot dogs and hamburgers available for a nominal charge. Members are asked to bring a side dish or dessert. The annual POA meeting will follow the picnic. See you there!!!

Meet the Candidates... Three positions are up for election, and the following individuals have expressed a desire to run.

Candy Smith: After spending 15 years looking for the perfect Lake Buchanan property, we finally found it in CCS. We are currently building a house on Copper Lane and hope to retire to full-time lake living in a few years. My goals for our community would include continuing to clarify the responsibilities of the board, increasing communication with all property owners, improvements to the park, road maintenance, and increasing neighborhood participation in the POA. I have over 25 years experience in education, served for three years on the Board of Directors of a non-profit animal rescue group, and countless years volunteering for Girl Scouts.

Suzi Campagna: My Council Creek South home is located on Point Street. I have served on the CCS Board of Directors for almost two years as the treasurer and have worked hard to maintain all financial data that it is fully open and transparent to members. Early in my board tenure I transported the financial data, provided by the previous board in Quicken, into QuickBooks. QuickBooks is software that is better suited to the business environment than Quicken. It provides fields to collect information about property owners, services, contractors, etc., as well as simplifying the annual billing process. It also simplifies the creation of reports such as cash flow and balance sheets. During this transition, I was able to identify about \$900 in unnecessary annual administrative expenses that this board unanimously agreed to eliminate. Examples of some specific projects and key events that I helped with include (1) preparation of the required budget submission for a FEMA loan application to get assistance for road repairs, (2) helped organize and track the costs of constructing the concrete/rock slabs and roofs for the two cluster mailboxes, (3) assisted with the design of the two park grills and tracked the project costs against the budget and solicited donations for the rock work surrounding the grills, (4) personally cut the grass at the park with our lawn mower to save the \$80 per mowing previously

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being charged, (5) filed the 2007 tax return for the POA - the first year that the POA was required to file. My primary goals are: (1) to continue to work toward the establishment of POA financial management procedures that provide full transparency of all our financial transactions on a sustained basis and (2) to continue working with our Board and neighbors to ensure that Council Creek South continues to be a neighborhood that we can all be proud of. Thank you for your support!

Hessie Brawley: I have served as President of the POA Board of Directors for the past two years. During that period I and other board members worked to establish improved POA business procedures that ensure full transparency of financial data, project data and key board decisions. In our effort to capture these objectives and actions in a meaningful way, we drafted a community development plan that was submitted to POA members for

review and comment. This plan addressed how our board would focus on problem areas with respect to our POA internal procedures, our service to members and/or all property owners and our communications with property owners and others of concern. As part of this overall effort, we worked to ensure that board processes are in place to identify, evaluate and prioritize community development projects. One example has to do with road repair and maintenance. Following the June 2007 flood, we spent considerable time surveying the condition of all CCS roads and developing cost estimates for repair. Based on severity of damage and road use, we prioritized the order of repair. The results of this prioritization were provided to all property owners. This exercise provided a basis for our FEMA loan application and, also, allowed us to target our small road maintenance budget on those sections of roads in most need of repair. If reelected, my primary goal will be to continue our work toward the creation of improved and sustainable POA business practices that remain in place even as the board membership changes over time.

Procedures: Following the meeting, ballots will be mailed to members in good standing. Those ballots must be returned by May 17 to be counted. After May 17, all ballots will be counted and the new board members officially elected. The new board members will officially begin their duties June 1, 2008.