

CCHOA Board Meeting Minutes

Comanche Cliffs--Homeowners Association
Board of Directors Meeting Minutes

DATE: Tues, January 26, 2010

PLACE: C.I.A. Services Offices, 465 Bear Springs Road, Pipe Creek, TX

ATTENDING: Marianne Van Wagner-Jones, President
Joe Waddell, Vice President
Bert Grote, Treasurer
DeAnna Bruce, Secretary

Rob & Diane Platt, Deborah Nicholson, Henry & Maria Salvatierra, Peggy & Tom Rifleman and Rita Recker, Minerva Garcia

The meeting was called to order at 7:04 pm by President Marianne Van Wagner-Jones. Marianne expressed regret that Board member, Keith Eddingston is unable to attend the meeting, his leg has broken again and he is scheduled for surgery Feb. 3.

Secretary DeAnna Bruce read the minutes from the Dec. 8, 2010, meeting. Suggestion to amend the minutes by including the door prize winner from December meeting - Diane Platt who won a donated Christmas Cactus. Bert Grote made a motion to approve the amended minutes, Joe Waddell seconded, all approved

Motion to add to the minutes and confirm the phone/email vote appointing DeAnna Bruce as Secretary was approved. Carrie Scott resigned as Secretary on Jan. 8, 2010.

Treasurer's Report--was read and discussed--Dues went out in Dec. due Feb 1. Reminders will be sent out March 1 to those delinquent on dues. Thanks was given to Rita for updating the member database and Henry for help in training Bert on the accounting software

Old Business--Bandera Electric may place a pole in the park to support new (heavier) lines--Nothing final yet--Joe still working on signs for park stating new hours--Signs should be complete for Spring Season. Marianne announced that the Board Member Orientation Workshop held on Jan. 12 was a success with eight CCHOA members attending. It included an overview of the governing documents, basis of authority, conduct of meetings, elections, collections, deed restrictions, architectural control and many other important topics.

Architectural Control Committee--James Scott resigned and Jimmy Stanley was appointed to the Committee--2 Approvals were made--A fence on English Crossing (C. Raymond) and a storage building (P. Otten).

Social Committee--\$130.00 plus some food and bedding was donated by homeowners for needy elderly in Bandera--Food was purchased with the cash--Bandera Courier to acknowledge Comanche Cliffs philanthropy--Debra Copeland winner of Christmas Décor Contest and was awarded a donated \$20.00 Gift Certificate to Brick's, Mention of possible Spring Subdivision Garage Sale

Green Committee--Report from Maria Salvatierra about recycling--Recycling Guidelines posted on Bulletin Boards and website. Pickup dates will be posted on CCHOA calendar. Proposal to give a \$5.00 credit voucher (with expiration date) in a drawing of those who participate in Recycling--Motion was made to approve \$5.00 credit on "Trash Bill" for following year of dues for the drawing winners. Motion seconded, motion approved.

Maintenance Committee Report--Locks need to be sprayed with graphite at a \$2.00-\$5.00 cost, Park Road needs some repair with a cost of \$50.00-\$75.00 and Plexiglass for Bulletin Boards with a cost of \$25.00. Motion was made to approve \$105.00 for repairs, motion seconded and all approved. Discussion of worn grass at park by people driving through grass--Proposal to move large rocks into area to prevent drive thru. "Do not drive on grass" signs will also be posted.

Board approved date for next workshop: Practical Deed Restriction Mgmt Workshop March 16th at 6:00 pm at C.I.A. Services--open to any CCHOA member. Workshop description from the CIA Services website: Deed restriction management is one of the most difficult tasks handled by homeowners associations because it involves subjective decisions, homeowner's property and emotions. This seminar covers the steps in deed restriction management and how a process can contain 'intelligence' and common sense. We discuss the relation between deed restrictions and architectural guidelines and give you examples of well crafted guidelines. Practical deed restriction management requires clear communications and reasonable requirements. \$15 includes sandwiches, drinks, workbook. March 9 or 16. 6:00 p.m.

Open Forum--Tom Rifleman asked if minutes would be posted to website--Marianne stated they would be posted after they are approved, Marianne asked for photos of area and subdivision to post on CCHOA Website (Note: Minerva Garcia agreed to help with the photo page.), Rob Platt stated culvert at upper park needs to be cleaned out. Maria was asked to provide practical lists of Recyclables. Tom Rifleman asked if the increase of \$12.00 for CCHOA dues was within confines of the bylaws (yes, \$12 is the maximum increase in a year). Mention of possible swing set for park or pavilion -- look into long term budget for such improvements as well as liability issues. Tom Rifleman asked when the promissory note for attorney fees will be paid off (12-15-2011).

Door Prize was awarded to Joe Waddell a donated blue agave plant.

Next meeting set for March 30th, 7:00 pm at C.I.A. Services Board Room

Marianne made motion to adjourn at 8:10 pm, seconded and approved.

Prepared by: DeAnna Bruce, Secretary

Approved by email vote on 2/10/10.

Approved by: _____
DeAnna Bruce
Secretary