

**COMANCHE CLIFFS –HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

DATE: December 8, 2009

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

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

GUESTS: Deborah Grote, Deborah Nicholson, Henry and Maria Salvatierra, Rob and Diane Platt, Scott Stewart, and John Jones

After a brief social with holiday refreshments, music and decorations, the meeting was called to order at 7:12 p.m.

Minutes – DeAnna Bruce read the minutes from the Nov. 10, 2009, Board meeting. The minutes were approved by the Board.

Treasurer’s Report – A new format for the Treasurer’s report was presented. The simplified report is designed in a “cash” instead of “accrual” method of accounting. Bert Grote presented the Treasurer’s reports from August (when the current Board took office) through November 2009 in the new format. These are also on our website at www.comanchecliffs.com. Bert noted that Wells Fargo had been contacted and requested that the bank statements follow a monthly format (e.g. Jan. 1-31) instead of the current mid-month format (Dec. 14-Jan. 15). This will make it easier to balance the check book and prepare monthly reports. This will take effect as of Jan. 1, 2010. The current balance is \$2,735.00 which is healthy for the end of the year. Demand letters for non-payment of dues were mailed by certified and regular mail. Rita Recker, Assistant Treasurer, has been correcting and updating the database to assure that the right owners are receiving the statements. She used the Bandera County Tax Records for the updates.

Architectural Control Committee Report – Joe Waddell stated that a lap pool was approved for James Almand and that the committee will meet to review plans for a storage building for Pagen Otten. Scott Stewart was appointed and agreed to serve on the Architectural Control Committee.

Social Committee Report – Deborah Nicolson and Diane Platt recommended helping two elderly ladies whose names were suggested by the Silver Sage Meals on Wheels program. The suggestion is to help with a food drive and monetary donations for repairs on their home. A Christmas decoration contest has been organized. A gift certificate to a local restaurant will be given for first prize. The prize was donated and was not taken out of the CCHOA budget.

OLD BUSINESS

Collection Policy Guideline – A collection policy guideline was finalized and approved by the Board. It is also posted on our website at <http://www.comanchecliffs.com/collectionpolicy-proc12-8-09.pdf>.

Garbage Fees – The contract has been renegotiated for fixed rate of \$263.00 a month for the next two years. This allowed

Budget – A budget was approved by the Board with an increase in dues of \$12.00 for 2010 and 2011. The budget will be reviewed again at the end of the 2010 fiscal year. A copy is posted on the website at <http://www.comanchecliffs.com/ProposedBudgets2010CCHOA.pdf>. Discussion of the new budget was opened to all CCHOA members in attendance.

NEW BUSINESS

Electric Pole in the Park – Bandera Electric is considering adding a pole to the south park to support power lines that are being updated. It may involve the removal of some trees. Rob Platt will follow up with Andy Wilkerson at Bandera Electric and inform the Board of any decisions that will affect our park.

Green Committee Report – Maria Salvatierra met with the Green Committee and developed a plan for recycling plastics, glass, and aluminum cans in our neighborhood. A flyer will be posted on the bulletin board and information has been added to the website. The plan was approved by the Board via email vote.

Door Prize – Diane Platt won the door prize (a donated Christmas cactus).

Next Meeting Date - January 26, 2010, 7:00 p.m. at C.I.A. Services Office

Prepared by: Carrie Scott
Secretary (resigned Jan. 8, 2010)

Approved at the January 26, 2010, meeting of the Board of Directors.

Approved by: _____
DeAnna Bruce
Secretary (appointed by Board Jan. 13, 2010)

cc: CCHOA Board Members
CCHOA Meeting Minutes file
CCHOA Website