

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

DATE: June 30, 2009
PLACE: Comanche Cliffs Lower Park

ATTENDING: Joe Waddell, President
Bert Grote, Vice President
Denise Jeffreys, Treasurer
Diane Platt, Secretary
Marianne Van Wagner-Jones
Ralph Troiano (Guest)

AGENDA

- Approval of Minutes
- Architectural Control Committee Report
- Open Forum
- Management Operational Review
- Update on Management Operational Review
- Issues Resolved
- Legal
- Relief fund
- Directory
- Bulletin Board
- Election Information
- Nominating Committee

OLD BUSINESS:

MEETING MINUTES

Diane Platt, Secretary, read the 4/30/09 minutes. Approval of the minutes with amendment was tabled so that questions regarding a previous motion regarding setting levels of authority for the Board could be researched. Diane Platt, Secretary, read the 5/28/09 minutes. Minutes were approved.

TREASURER REPORT

Deferred Not Available

ARCHITECTURAL COMMITTEE REPORT

Architectural Committee reported they approved a fence for 186 Comanche Path.

OPEN FORUM

Resident comment for the limit on how much funds could be spent with the authority issue for a limit. There was a question on the letter to the attorney. Security over the association mailbox was brought to the board's attention. Ralph explained how the staggered terms would work. There was a question on a majority of 2/3rds. Ralph explained that a quarterly meeting the majority of a quorum would decide the out come of an election. If a proposal is not properly noticed it can't be voted on by the members. Ralph mentioned some issues would be addressed in the Operational Review.

UPDATE CIA SERVICES

Ralph Troiano – Management and Operational Review:

Provided the Cover of the review and a table of contents for the review to go out to the community. The Report consists of about twenty pages front and back. Ralph stated some will like it and some will not however; most people will see that it is well reasoned.

NEW BUSINESS:

- a. Marianne Van Wagner Jones has gone through the old minutes and found issues that are still pending and a solution needs to be addressed.
- b. Horse Issue has been tabled pending later board decision
- c. Bert had motioned to ratify the amendments from 2006. The By Laws had been filed however, the amendments had not been properly done. The amendments will be voted on at the election and the issue was tabled.
- d. Letter to attorney. This was to ask for a detailed and separate bill for attorney's fees and an update on the Rule 11 filing. The president said there's been no response from the attorney except to bill us for a homeowner who had phoned him to discuss a bill. A decision was made to send a follow up letter to the attorney regarding the previous requests and ask him not to bill us for talking to non-authorized representatives of the board.
- e. A situational relief fund for home owners to pay fees was discussed. Needs more clarification on how it would operate.
- f. CCHOA directory update and distribution discussion. Will include a note in the dues notice asking property owners permission before including them in a directory.
- g. 2nd Bulletin Board – President will consult with homeowners at the north entrance to the subdivision about placing the board on their property.
- h. C.I.A. Services offered to administer the annual meeting and run the election for the CCHOA at no charge to the community. It was approved by the Board. The general consensus was that the community needed an election that they could believe was done fairly and impartially.
- i. Discussion on verifying owners and addresses, pin numbers for security, proxies, absentee ballots, and amendments to the bylaws. Ralph Troiano would provide sample ballot at next Board meeting for review. Annual meeting date was set.
- j. Nominating Committee was confirmed. Carrie Scott was asked to get the committee organized and start finding candidates. Nominations and bios deadline set.

Motion was made to adjourn meeting because of darkness and date was set to meet on July 2 2009.

ADJOURN

With no further business, President Joe Waddell made a motion to adjourn the meeting and it was seconded by Treasurer Denise Jeffreys. The meeting adjourned at 9 p.m.

Prepared by: _____
Carrie Scott
Secretary

Approved by all board members via email on 9/2/09.

Approved by: _____
Carrie Scott
Secretary