

Creekwood Ranches Board of Directors

Meeting Minutes 28 February 2012

Members present were:

Brian Horton	President and Unit I Representative
David Brown	Vice President
Paulette Standard	Unit II Representative
Kathy Smith	Unit III Representative
Donald Skrovan	Unit IV Representative
Jon Hanson	At Large Member
JoAnn Beissner	Treasurer
Don Stutsman	Secretary

The Board of Directors Meeting was called to order at 6:38 PM by Board President Brian Horton.

President Horton brought to the table a discussion of a previous email received regarding the allegation a resident was living in a trailer on his property. Ensuing discussion revealed President Horton had been presented no documentation or evidence verifying the allegation, nor had any member of the board seen a trailer or activity indicating the veracity of the allegation.

Mr. Skrovan stated he knew the member in question and would talk with the member to determine the veracity of the allegation and ensure the member knew and understood the By-laws and restrictions of the Creekwood Ranches POA (CPOA).

Mr. Horton discussed newly passed State of Texas legislation affecting HOA and POA operations and asked Don Stutsman to research the legislation and in concert with himself prepare an information document summarizing the legislation for the members of the Board.

President Horton discussed the need for the Board to begin documenting and maintaining records of all future Board communications.

Also discussed was the need to prepare and use standard practices to handle each matter which comes before the Board. Don Stutsman and President Horton will undertake this matter and prepare documents and instructions for Board approval.

Also discussed was the need for legal review of the legislation to assure the Board and Creekwood Ranches POA complied with appropriate legislation. Don Stutsman volunteered to determine the identity of the attorney previously used by the CPOA.

President Horton also discussed the need to ensure the CPOA website was maintained in such a manner that members could utilize the site to obtain current and useful information concerning CPOA events and activities and be the official source of information for CPOA members.

Ms. Standard discussed her concern some members would not have access to computer equipment and/or may not have the requisite skills to access computer maintained electronic information. Several members of the Board indicated computer equipment and introductory computer training is available to the public at the Bulverde Public Library located on Bulverde Crossing across from the Home Depot Store in Bulverde, TX.

Jon Hanson, Webmaster for the CPOA website, stated he would place all information sent to him, on the website for the use of the members.

President Horton brought up the need for volunteers to develop and manage the children's Halloween Party for the coming year. No volunteers were found and the position remains open.

President Horton discussed a proposal to again hold a community garage sale. Vice President Brown volunteered to draft a proposal for consideration by the Board. The proposed date of the garage sale is 19 May 2012.

President Horton discussed a proposal for obtaining a dumpster for temporary use of the members. Ensuing discussion revolved around experiences from past years where refuse and other items were left beside the dumpster provided as well as hazardous waste items being placed in the dumpster. Discussion noted the CPOA could be held responsible for any environmentally hazardous materials deposited in the dumpster and the fact the CPOA had to pay for cleanup of items left outside the dumpster in the park location during prior years. This item was tabled by the Board without action.

Treasurer Beissner reported four liens had been filed for nonpayment of dues and one lien had been released following payment of past dues.

Vice President Brown discussed the need to obtain an estimate for repair of the CPOA water trailer and pump and volunteered to obtain the required estimates.

Discussion was heard concerning possible use of a public meeting room at the Bulverde Public Library for future Board meetings. Paulette Standard volunteered to research this matter and report back to the Board.

The next meeting of the Board was set for 3 April 2012.

Jon Hanson motioned the meeting be adjourned. The motion was seconded by Don Skrovan and the meeting was adjourned at 7:30 PM.