

CREEKWOOD RANCHES

PROPERTY OWNERS ASSOCIATION, INC.

Quarterly Board Meeting Thursday, 06/21/2018

~**Call to Order:** William Banfield III opened the meeting at 7:00 p.m.

~**Roll Call:** In Attendance/ William Banfield III, Gurney King, Terry/Jean Potter, Greg/Barbara

Senulis, John/Margaret Ousset, Eric Siebold, Terry Peel, Paulette Standard, Marilyn Salazar,

Absent(Excused) Michael Anaya

Guest property owners were present.

~ **Questions or Comments from Guests attending Meeting:**

One property owner expressed concerns of a personal nature. The Board listened, and then Board President William Banfield III offered to meet personally to provide adequate time to address his concerns. Mr. Shurbet offered his personal assistance to any property owner requiring help with maintenance of their property. He suggested that the POA form a committee, which he offered to join. Terry Potter also offered to assist with that committee.

~ **Review and Approve last Quarterly Meeting Minutes:**

There have been no previous Quarterly Meetings this year.

~**Treasurer Report and Approval:**

Checking account balance is \$7,297.70. Certificate of Deposit is \$25,000. (plus interest). There is no income to report to date. We have continued with our Landscape Contractor to maintain the subdivision entrance. In June we hired Ed Biesner Tractor and Mowing Service to mow the park. The P and L Statement and Balance Sheets were shared with members in attendance. Jean Potter moved to approve the Treasurer's Report and Greg Senulis seconded the motion. The vote to approve was Unanimous.

~**Old Business:**

William F Banfield III was confirmed as President, retroactive to May 1, 2018. Greg Senulis moved to confirm William F Banfield III as President, and Gurney King seconded the motion. Vote was unanimous in favor of confirmation.

~New Business:

Committee recommended that the Association be maintained under the original Bylaws and Restrictions. Results of the recent ballot to all property owners indicate the majority voted to renew the existing Bylaws and Restrictions for an additional ten years. That was accomplished by filing the Deed of Restrictions, Covenants, Assessments and Easement for all four units on 05/25/18 with the Comal County Clerk's Office. Jean Potter motioned approval and Gurney King seconded the motion. Vote to continue and maintain the Association is Unanimous.

~Time Limit on Discussions on any given Topic by any property owners during a Board Meeting:

At any Board Meeting, any property owner may have five minutes to address the Board on any issue, at the conclusion of the Agenda items. The President may use discretion for any extension of time. To address the Annual Meeting, a property owner may submit a completed "Comment Form" to the Board President, at least seven days in advance of the meeting, and detail the comment or concern. This will facilitate planning for the meeting. William Banfield III motioned to approve and Greg Senulis seconded the motion. Vote to approve was Unanimous.

~Annual Assessment Mailing: A letter will be composed and sent with the Annual Dues billing (expected to be mailed in July 2018)

~ Management Certificate:

A new Management Certificate will be filed with the Comal County Clerks Office to continue the tax exempt status of the Property Owners Association.

~Posting of the Original Documents on Website:

The 2010 Revised Restrictions have been removed from our website. Under legal advice from our legal representatives, they were not instituted correctly, according to current law. Original By Laws and Restrictions which were renewed every ten years as required are in place. All amendments to date are to be considered. At a later date, John Ousset will post a more legible version of our Bylaws and Restrictions.

~Signs posted in Subdivision:

Unauthorized advertisements from Retailers will be removed. Property owners posting signs for Yard Sales, Lost/Found pets, etc. should remove their signs in a timely manner.

~Establishment of Legal Defense Fund for Subdivision:

Treasurer Paulette Standard will meet with the Bookkeeper on retainer to inquire about designating funds for Legal Matters.

~Signage at Subdivision Entrance declaring all properties, including common areas, for use only by property owners and their guests:

William Banfield III suggested creating a sign, but no action was taken.

~Annual Meeting to be held on Saturday, October 27, 2018:

Prior to the Annual Meeting, a Committee Meeting will be held to complete and publish the Agenda.

William Banfield III, President, will chair the Annual Meeting. Meat will be provided by the POA, with other items as Potluck. John Ousset will post the Potluck menu on the Website so that attendees may select items to provide. Meal will be served at the conclusion of the Meeting. The Hayride will follow the meal.

~Nominations for At Large Board Members:

There are three At Large positions available for a two year term. Voting will occur by written ballot at the Annual Meeting. Nominations will be taken prior to the meeting.

~New Sign Proposal:

Paulette Standard proposed creation of a sign to be posted at Creekwood Ranches entrance which states "Drive Like Your Kids Play Here" to encourage responsible driving. Jean Potter will create the sign with a budget of \$50.00.

~Next Quarterly Board Meeting for September 2018 to be determined later:

Possibly during the first week in September

~Motion to Close Meeting:

Paulette Standard moved to close meeting and Greg Senulis seconded the motion. The motion carried, and the meeting was closed at 9:28 p.m.

Notes prepared by Marilyn Salazar, Secretary, Creekwood Ranches Property Owners Association

07/20/2018

Marilyn Salazar