

**CREEKWOOD RANCHES PROPERTY OWNERS ASSOCIATION  
BOARD MEETING**

April 3, 2008

Quorum established and meeting called to order at 7:05 pm. by David Birnbaum.

Board Members Present:

David Birnbaum, President, John Ousset, Vice President,  
Ed Beissner, David Brown, Vernell Adams, Carole Stegman and Anne Kelly,  
Secretary/Treasurer

**I. Introduction**

Minutes from the February 7, 2008 meeting were read by Vernell Adams. Anne Kelly presented the Treasurer's Report, asked for someone to pick up mail as back-up.

John Ousset will get 2nd key for mail. David Birnbaum to go to Security State Bank and redo his signature card.

Carole Stegman made a motion to accept the Minutes and Treasurer's report.

Vernell Adams seconded the motion and the motion was passed by all.

**II. Old Business**

1099 Tax form received and will be taken to Barbara's Bookkeeping after April 15, 2008.

The Association telephone #885-4873 costs \$49.55 per month. The password for messages is 4873#17. The cost to move the phone is \$150.00. David Birnbaum suggested that the phone be as is.

John Ousset will be in charge of the Newsletter to home owners.

Letter of violation of the Deed Restrictions sent to Pat Rogers at 11026 Summer Meadows for a metal roof as a matter of record.

John Ousset will address the delinquent dues in the amount of \$4,579.00

David Birnbaum will update the association computer and Anne Kelly will get instructions to work the Quick Books program from Barbara's Bookkeeping.

Anne Kelly brought to the attention of the Board that the By-Laws of the association clearly states that there be no transfer fee.

David Birnbaum tabled any action on the transaction fee charged to new homeowners.

### **III. New Business**

Carole Stegman got bids for removing the ball moss from the oak trees in the park in the amount of approximately \$650.00. David Birnbaum made the motion to accept not to exceed \$850.00, Ed Beissner seconded the motion and the motion was passed by all.

Vernell Adams got bids to maintain the front entrance and the park for \$260.00 per month for 7 months from April through November to include mowing, trimming, etc. David made a motion to accept the proposal, John seconded and the motion was passed 5-2.

Carole Stegman presented the water program for the front landscaping project. Scott Kee will donate a trailer to accommodate the water tank, pump and all other equipment needed to water new plants. John made a motion to accept the bid of approximately \$900.00 to purchase the equipment, Ed Beissner seconded and the motion was passed by all.

Carole Stegman presented a budget to purchase new plants for the front estimated at \$2,000.00. John made a motion to accept the proposal, Ed seconded and the motion was passed by all.

John Ousset will send a letter to the homeowners to volunteer on these projects and to give Carole a \$500.00 budget for labor. David made a motion to accept, Ed seconded and the motion was passed by all.

### **IV. Adjournment**

At 9:45 pm, Vernell Adams made a motion to adjourn. The next meeting will be on May 8, 2008 at Carole Stegman's at 7:00pm. Ed Beissner seconded and the motion was passed by all.