



CREEKWOOD RANCHES

PROPERTY OWNERS ASSOCIATION, INC.

Creekwood Ranches POA Meeting
Held at the Park Pavilion

August 17th, 2017

Meeting called to order at 7:08 PM by David Brown, President

Roll Call: Board Members and Volunteers: David Brown, Greg Senulis, Terry and Jean Potter, Gurney King, Eric Siebold, Michael Anaya, John Ousset, Terry Peel, Cheryl Smith, Bill Banfield, and Paulette Standard. Absent: Marilyn Matthews Salazar

Minutes from the quarterly meeting of May 17, 2017, was read by David Brown. Motion to approve made by Greg Senulis, seconded by Bill Banfield. Motion carried with a show of hands. None opposed.

Minutes from the Special Meeting of July 17th, 2017 was read by David Brown. Motion to approve made by Bill Banfield and seconded by Gurney King. Motion carried with a show of hands. None opposed.

Financials read by Paulette Standard, Treasurer. Both Profit and Loss and Balance Sheet were presented with effective date of August 14th, 2017. President Brown added that all bills are to be paid for year 2017. Checking account balance, \$12,819.65; Certificate of deposit balance, \$35,153.65; Total \$47,973.30 Motion to approve made by Jean Potter and seconded by Bill Banfield. Motion carried with a show of hands. None opposed.

Old Business: Neighborhood Watch Update. No volunteers to date. John Ousset suggested posting information of duties of volunteers on website. David Brown had volunteered to chair committee. Need volunteers to sign up.

Update on drainage and runoff concerns. David Brown and Michael Anaya researched concerns and found that parts of park are in flood zone as well as green belts in Units 1 & 3. Home owners are responsible for own property. Comal County is responsible for roads and culverts. Speeding on our community roads can be addressed to the sheriff's office. We cannot have speed bumps because they are county road. Please remember that the speed limit is 30 mph.

Attorney Update: David Brown introduced Michael Thurman, our attorney of record. Mr. Thurman specializes in real estate law. He has been Board Certified since 1981 in POA/HOA matters. He has 150-170 active Associations as clients. He was contacted by David Brown and Greg Senulis around August 2016 to review our restrictions and bylaws to make sure that the board had a clear path to address

assumed violations of our restrictions. Mr. Thurman presented his opinion of the present existence of covenants, conditions, and restrictions for all four units of Creekwood Ranches. A second attorney reviewed and concurred with his opinions. Mr. Thurman has provided a summary of his opinions which will be included as an attachment to these minutes.

New Business: Current Board will form a committee to explore the possible continuation of the Creekwood Ranches Articles with all property owners being volunteer members of the Association. Due to lateness of the meeting, no discussion was held on the Annual Meeting to be held on Saturday, October 21, 2017 or to the election of At-Large Directors at that meeting.

Motion to close the meeting was made by David Brown at 8:35pm and seconded by Michael Anaya. Motion carried by a show of hands. None opposed.

Minutes transcribed by Paulette Standard for Marilyn Matthews Salazar, Secretary