

**CREEKWOOD RANCHES PROPERTY OWNERS ASSOCIATION**  
**BOARD MEETING**  
August 21, 2008

Quorum established and the meeting was called to order at 7:15 pm by David Birnbaum.

Board Members Present:

David Birnbaum, John Ousset, Vernell Adams, Ed Beissner and Carole Stegman.

Anne Kelly, Secretary, Treasurer

### **I. Introduction**

Minutes from the May 8, 2008 meeting were read by Vernell Adams. David Birnbaum motioned the minutes be accepted as read, Ed Beissner seconded and the motion was passed by all.

### **II. Treasurer's Report:**

Anne Kelly presented the treasurer's report stating current balances and payables. There are problems tracing property exchange transactions. Anne Kelly asked John Ousset to request in the newsletter for people buying or selling to go to the website for contact information. Arrears of dues were also discussed. John Ousset will urge members to do the right thing by paying dues on time and that the newsletter would outline the fact that non payment of dues could result in a lien on your property, negative reflection on your credit score and no voting rights per the By Laws. After the Annual Meeting, November 10th, 2008 if dues are outstanding, a lien may be placed on the property. It was discussed that if everyone paid their dues we would not have to raise the assessment.

Current property owner data base acquired by Anne Kelly and she will coordinate with Barbara's Bookkeeping to update our data base, prepare the tax return for 2007 and compare with the current data base. John Ousset motioned to accept, Vernell Adams seconded and the motion was passed by all.

### **III. New Business**

Annual Meeting: John Ousset will coordinate the annual meeting. Carole Stegman suggested the meeting be in the park. John Ousset reported that the GVTC Auditorium would not be available on weekends. Ed Beissner motioned that we conduct the meeting in the park, Carole Stegman seconded. Vernell Adams voted NO, the rest voted YES and the motion passed.

After discussions about Halloween and the festival for kids, Vernell Adams motioned that we hold the meeting on November 1, 2008 with a rain date of November 8, 2008, Ed Beissner seconded and the motion was passed by all.

Carole Stegman suggested that the Annual Meeting be a catered event. David Birnbaum did not want Bill Miller BBQ and agreed to get 3 bids for food for 125-150 guests for a vote by the Board on September 5, 2008.

A Board Meeting was scheduled for September 4, 2008 to discuss the budget.

John Ousset - Coordination

David Birnbaum – Food

Anne Kelly – Chairs, tables, decorations

Vernell Adams – Port a Potties

Carole Stegman – Landscaping and Park

Ed Beissner – Set Up and clean up.

Kids' Festival – Lourdes Mann. John Ousset presented receipts from 2007 Festival and that we owe Lourdes Mann an additional amount of expenses.

Carole Stegman brought up the unfinished cul de sac at the end of Eagles View. After meeting with Comal County Road Department and one of the owners, the easements were in question. It was decided that this was a homeowner/CCRD dispute and did not require Board attention.

David Birnbaum resigned as President of the Board and left the meeting.

#### **IV. Adjournment**

Vernell Adams motioned that meeting adjourn at 9:45 pm, Ed Beissner seconded, the motion was passed by all and the meeting was adjourned.