



The Creekwood Ranches Property Owners Association (CRPOA) Board of Directors meeting of 04 November 2014 was opened by the Board President, David Brown, at 7:06 p.m.

Board members present were:

David Brown – President

Paulette Standard – Treasurer

Ruth Stremmel – Secretary

Bill Banfield

Debra Tabak

Carole Stegman

Jean Potter

Terry Potter

John Ousset

Greg Senulis

Eric Siebold

Gurney King

Donald Skrovan

Andrew Stremmel

Minutes of the Annual Board minutes were read by David Brown and upon a motion by Jean Potter and second by Bill Banfield; those minutes were approved by unanimous vote.

## OLD BUSINESS:

No estimates have been gotten yet for trimming the trees in the park. John Ousset volunteered to take care of getting them. John Ousset and Carole Stegman will look at what needs to be done. Carole stated that March would be the best month to remove Ball Moss off the Oak trees.

Ed Beissner was not present for the meeting so no prices were provided for the repair of the concrete picnic tables and benches.

## NEW BUSINESS:

A motion was brought to the floor by David Brown to nominate Greg Senulis for Vice President, David Brown for President, Paulette Standard for Treasurer and Ruth Stremmel for Secretary. Donald Skrovan second the motion. Directors were approved by unanimous vote.

David Brown addressed a question that was raised at the Annual Meeting of how bylaws are changed. To be compliant, all property owners are to be notified of the change for a vote. Any vote to modify is required to have 67% approval of the total number of votes allocated to the POA, unless the declaration requires a lesser percentage, in which case the lower percentage controls. ( CRPOA declaration requires a 25% as noted in our bylaws ). It is then taken to the attorney to verify we are in compliance according to State Law.

Paulette Standard stated that the Insurance Liability Policy renewal forms had been completed and filed with an effective date of November 5, 2014.

John Ousset took a vote on what everyone thought about the food at the annual meeting. There were positive and negative comments. Food catering will be revisited next year before the annual meeting.

Agenda for 2015 – David Brown thanked everyone who was on a committee this year and requested volunteer chairman for committees that were vacant at this time. The following people volunteered for these committees.

Communications: John Ousset

Halloween Trailer: Gurney King

Front Entrance Landscape: Carole Stegman, Paulette Standard

Park Maintenance: Ed Beissner

Road & Safety: Bill Banfield, David Brown

Spring Cleanup & Yard Sale on May 16, 2015: Paulette Standard, Jean Potter, Terry Potter

Festival Committee: Still looking for volunteer.

Pavilion: Carole Stegman

The Annual meeting for next year will be held on October 24<sup>th</sup>.

Paulette Standard stated that new rules apply for the Lien Assessments. They state that Creekwood Ranches will be second in line on all liens. The mortgage company will be first in line.

Carole Stegman provided maps that showed the area in the park where the possible future pavilion would be built and stated that it was not in a flood zone. An in-depth discussion ensued and Carole will be doing further research on prices. John Ousset will send out an e-blast to all property owners to inform them of the research.

All Directors signed documentation for the Resale Certificate so Paulette could file the paperwork and have it put on the Creekwood Ranches website.

David Brown stated that during the annual meeting he received a comment form requesting the Board look into putting walking trails in the park. Volunteers for this committee were requested so that research could be started with possible construction in 2016.

There being no additional business to transact, John Ousset motioned with a second from Gurney King that the meeting be closed. The motion carried by unanimous vote and the meeting was closed at 8:53 p.m.