

**Creekwood Ranches POA Annual Meeting October 22, 2016**

President David Brown thanked everyone for coming and then introduced the Board members:

Greg Senulis: Vice President

Paulette Standard: Unit 2 Rep and Treasurer

Michael Anaya: Unit 1 Rep

Gurney King: Unit 3 Rep

Andrew Stremmel: Unit 4 Rep

Eric Siebold: At Large

Ruth Stremmel: At Large

Stated that the secretary position was open, and asked for a volunteer to take meeting notes. Carole Stegman volunteered.

It was determined that we had met a quorum with 52 property owners counted (20 proxies).

David Brown made a motion to start the Business Meeting at 12:03 p.m. and Vernell Adams seconded.

President Brown’s opening remarks: The POA is made up of volunteers to see that all bylaws and restrictions are maintained up to all the current state rules and regulations. Financials are maintained by an outside bookkeeper, Treasurer and The Blanco Bank. Lawyers are being consulted on all facets of our POA. Renewal of our Bylaws and Restrictions are due in 2020 and we will be working with an attorney to meet all requirements and be presented to property owners in 2019 for a vote to approve. John Ousset will keep property owners up to date on items of interest on our website.

President Brown read the minutes from the Annual Meeting # 1 held on October 24, 2015 that did not meet a Quorum, and Annual Meeting # 2 held on December 5, 2015 that did meet a Quorum. Vote for approval was interrupted by a concern from Carole Stegman. She noted that a vote at the December 5th meeting to mail out the Creekwood Ranches Property Owners Directory was omitted from the Minutes. After a long discussion, the Board agreed to add this to the Minutes of December 5, 2015. Said minutes were to be approved with this addition.

Deputy Medina discussed the Neighborhood Watch Program and advised items to use to reinforce security. Greg Senulis asked for a vote to implement program and it passed. John Ousset will look into getting Creekwood Ranches decals for property owners’ cars.

Michael Anaya gave a presentation on having a POA and not being run by a Management Company. The dues would be increased significantly. Handout explained what POAs are and the responsibilities of the Property Management Company. Bill Banfield added that Management companies’ rules are set in stone. A volunteer Board will listen to your concerns.

Treasurer Paulette Standard briefed the members on the Financials. Copies were available for review. Motions made by Jean Potter to accept reports and was seconded by Dan Skinner. Approved with vote by majority.

Questions asked about infractions on some properties were addressed by Greg Senulis. Matters are being researched by attorney for addressing all concerns legally.

Questions about the POA Resale Certificate and Transfer Fees were addressed and are posted on the POA website.

Nominations for Unit Directors were held.

Unit One Michael Anaya confirmed

Unit Two Bill Banfield confirmed

Unit Three Gurney King confirmed

Unit Four Nominations for Jean Potter and Andrew Stremmel

Jean Potter confirmed with majority vote.

President Brown asked for motions to close meeting. G Duncan made motion, seconded by Ed Beissner. Meeting closed at approximately 1:55 p.m.

Door Prizes given out following meeting.

Lunch served.