

**Creekwood Ranches Property Owners Association  
Board Meeting Minutes  
February 17, 2005**

**\*Board Members Present:**

Tony Gardner - President (Unit 1)  
John Ousset - Vice President (Unit 3)  
David Garcia ≠ (At Large)  
Lourdes Mann ≠ Secretary (At Large)  
Paul Cunningham - At Large  
Dorothy Wood - Unit 2  
Susan Herr - Treasurer

**\*Board Members Absent:**

**\*POA Members Present:**

Margaret Ousset  
Jessica Smith  
Linda Meyer

**\*Roll was taken (Quorum Established)**

**\*Meeting was called to order at 7:04 pm by POA President Tony Gardner.**

**\*Minutes were read for Oct 30, 2005 Annual Meeting and Board Meeting.**

David Garcia moved to accept both minutes, Dorothy Wood seconded.  
Vote taken, minutes accepted.

**\*Accounting Update:**

**-Treasurer's Report:**

Balance in checkbook as of December 31, 2004	\$14,426.93
Deposit February 2, 2005	\$ 300.00
 Money Market Balance as of December	 \$21,833.32

New Treasurer Susan Herr stated that she did not bring official treasurer's report. Tony Gardner requested two reports be made at the next board meeting. Susan Herr asked if she was to send out bills for past due annual dues.

### **\*Board Elections**

David Garcia moved to elect David Birbaum for Unit 4 representative. Paul Cunningham seconded. Vote was unanimous.

Paul Cunningham moved to appoint Susan Herr as Secretary. Lourdis Mann seconded. Vote was unanimous.

### **\*Old Business**

Computer offered by Randy is no longer available for purchase by Creekwood. Susan Herr suggested that the board purchase a refurbished computer and use Quickbooks to run labels and accounting. Excel was also discussed. Margaret Ousset explained what is set up right now and what is needed to smoothly run mailouts, etc. Susan will look up prices and report at the next meeting. We are looking at \$500.00 for computer & software

### **\*Homeowner's Dues**

We will have a past due list for next meeting.

### **\*Committee Reports**

#### **-Architectural Review ≠ John Ousset, Ken Nelson, Linda Myer**

David Garcia volunteered to be on Architectural Committee. Susan Herr will ask her husband to be on committee.

Linda Meyer update:

- 9008 Creekwood Pass pending for signatures.
- Summer Meadow & Creekwood pass will submit plans in the future with replatting from the county.

#### **--Front Landscape & Park/Pond - Paul Cunningham**

D.P. Dewey has been contracted to mow. The cost is \$425.00 for 1<sup>st</sup> mowing, \$380.00 for additional mowing. We have allocated \$3000.00 for improvements including tree trimming, etc.

Paul was asked to set a committee meeting for decorating front entrance and park improvements.

#### **-Directory & Newsletter - John Ousset**

Permission form was in newsletter to publish information. (see other minutes)

## **-Deed Restriction Violations Update**

- Jessica Smith was asked about her pot belly pigs. She said she sent a response back and they plan to hire an attorney to fight charge. She called Texas A&M and spoke with Dr. Lonhorn. He said since they are not farm animals meant for slaughter they are considered domesticated pets. John Ousset said we did get the response. The next step is to get the Association attorney, Mr. Finley, involved. Mr. Finley will then send a registered letter to the Smiths. The board's priority is to be consistent. When a violation is reported we must respond to show that the board is doing its job.

It was suggested that Mrs. Smith get a letter from Dr. Lonhorn at Texas A&M with his statement regarding the pot belly pigs in writing. The letter can be given to the attorney and can be on file for the board. The Smiths' current response will be sent to the attorney and he will respond to them.

- The Rogers were sent a certified letter regarding their debris pile and they proceeded to burn the pile.

- David Garcia suggested we add county services information to our website.

- The Bungers have been visited about their driveway. Their unit does not require a paved driveway so they cannot be forced to pave. It was suggested that a neighborly letter be sent to them suggesting they put in a driveway and asking for a response regarding a timetable when they might be able to pave their driveway. Tony Gardner will draft the letter to the Bungers.

- 11027 Summer Meadows/ Jimmy Solis. Complaints have been made regarding the junk pile. Tony Gardner will give Mr. Solis a verbal warning.

- Cedar being cut next to Nowonty is a fire hazard.

- Discussion regarding well house on Creekwood Pass.

- Question regarding Sweeny's circular driveway.

- Discussion regarding homes that butt up to Creekwood Ranches violating restrictions. Answer is yes they can.

**-Road & Safety - Tony Gardner**

John Ousset offered to remove advertising signs posted on telephone poles.

Meeting in April at GVTC to research if community wants to incorporate Spring Branch. Moving forward on what it is going to take to incorporate.

**\*Next Board meeting**

John Ousset made a motion to adjourn the meeting.

Paul Cunningham seconded the motion.

Vote was taken and accepted unanimously.

Meeting was adjourned at 9:00 p.m.