

CREEKWOOD RANCHES PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
November 4, 2006

Quorum established meeting called to order at 4:23 p.m.

Board Members Present:

John Ousset-President and Unit 3 Representative, Dorothy Wood-Vice President and Unit 2 Representative, David Birnbaum-Unit 4 Representative, David Garcia-At Large, Vernell Adams-At Large, and Lourdes Mann-At Large

Amy Birnbaum, Secretary
Susan Herr, Treasurer

Board Member(s) Absent: (Bob Nowotny, due to film project).

I. Introduction

John introduced the current Board of Directors.

Minutes from 2005 meeting were to be read however, the secretary forgot the copy. Instead, the minutes were later posted on the website for review.

II. President's Comments - John Ousset said that the new directories were available. Those not picked up at the Annual meeting would be mailed to the property owners.

John Ousset said that he received favorable feedback on the tree trimming at the park. The extra wood was made available for residents to use as firewood. The brush is to be burned at a later time.

He also stated that the front entrance sign would be refaced this coming year and hoped to have a mail box placed in the structure.

III. Accounting Update

The Financial Statement and the Budget were read by Susan Herr, Treasurer. She noted that while it appeared there was a considerable amount of money in the checkbook, there were some bills that were still outstanding such as the insurance and catering for the Annual Meeting. She also stated that the Board focused on collecting outstanding dues that were in arrears of \$225 or more.

Mr. Shepherd asked, why it appeared like we were spending more than we received on the Budget for the upcoming year. Susan Herr explained

that the expenditures were voted on at the previous Annual Meeting and the funds would come from the money market savings account.

Gay Schuler asked about interest paid on the CD and thought we could get 4% interest. It was decided that we would look into the matter further.

Ray Wood made a motion to accept the Financial Statement and Budget. It was seconded by Ron McTee. A vote was taken, motion was passed.

IV. Committee Reports

Architectural Review - There have been many inquiries into Creekwood Ranches, the community has grown from 100 to approximately 150 property owners in 2006.

Fall Festival - The hayride is planned for tomorrow evening, please come to the park for hot hogs and fun. The hayride will be pulling out before dark so residents need to have the treats ready.

Front Entrance/Park & Pond - Susan Herr and Lourdes Mann were getting bids to put walking trails in the park.

Spring Clean Up - The Board is looking into renting a trash container for residents to dispose of junk. Check the website and newsletter for upcoming details.

Road and Safety - The roads have been resurfaced by the County this year. Thank you to all those that called the county to complain.

Directory and Newsletter - The newly completed directory is now available for residents. The newsletter is published twice a year.

V. Board Elections for Unit Representatives

Unit 1 - Joann Beissner nominated Bob Nowotny. Ron McTee seconded the motion. A vote was taken, motion passed.

Unit 2 - Susan Herr nominated Dorothy Wood. Lourdes Mann seconded the motion. A vote was taken, motion passed.

Unit 3 Sherilyn Beckmann nominated John Ousset. Donna Smith seconded the motion. A vote was taken, motion passed.

Unit 4 - Don Stutsman nominated David Birnbaum. Gay Schuler seconded the motion. A vote was taken, motion passed.

VI. Closing

A motion was made by Ron McTee to adjourn. It was seconded by Mr. Volz. A vote was taken, motion passed and the meeting was adjourned at 5:30 p.m.