

## **Creekwood Ranches Board Meeting Minutes September 22, 2003**

**\*Board Members Present:**

John Ousset - President (Unit 3)  
Tony Gardner - Vice President (Unit 1)  
Lourdes Mann - Secretary/Treasurer (At Large)  
Tom Lott - (Unit 4)  
Don Stutsman - (At Large)

**\*Board Members Absent:**

Ray Wood - Unit 2  
Woody Meyer - At Large

**\*POA Members Present:**

Chuck Littleton  
Ron Mctee  
Ken Nelson  
Margaret Ousset  
Dorothy Wood

**\*Roll was taken**

**\*Meeting was called to order at 7:20 pm by POA President John Ousset.**

**\*\*Minutes were looked at but later read. See \*\*Minutes**

**\*Agendas were passed out to board members and discussed.**

**\*Accounting Update:**

There is a good response on POA members paying their dues.  
Only ~\$4,591.00 are still due

August Bank Statement Total was \$11,351.30  
September's balance which includes latest deposits is ~ \$15,700.00.

In Money Market, there is ~\$21,000.00

-It was agreed upon to send a Friendly Reminder to POA members whom have not paid 2003 dues postmarked return receipt requested. With a target date of Oct. 3rd.

**\*Insurance Policies Review:**

There are three policies to renew: Board, Parks (three properties), and Crime Policy

The previous policy holder CHUB is no longer writing this type of insurance.

The policy for the Board (Directors and Officers) is with SWBC underwritten by CNA.

Premium is \$1,455.00 annually with \$1,000,000.00 Liability Annually.

The General Liability (POA & Parks) with SWBC underwritten by Scottsdale.

Premium is \$1,912.19 annually with \$1,000,000.00.

Crime Policy - no information is forthcoming

**\*Review Homeowners Park Values /Taxes:**

Notice of appraisal for parks - three properties

\$ 59.39 for Unit 1 & Unit 2

\$ 91.25 for Creekwood Park

\$ 37.12 for Unit 2 & Unit 3

\$187.77 is total

Payment will be made.

It was suggested by Dorothy Wood that for next year the parks be doubled checked with

the county that parks are designated as such.

**\*Landscaping:**

D.P. Dewey was hired to mow the parks and the front entrance.

The first mowing was at a cost of \$400.00. The mowings there after will cost \$320.00 per mowing.

A check was issued to D.P. Dewey for the August mowing of \$320.00.

**\*Minute:**

It was at this point that we realized that the minutes for the previous meeting were not read.

Agenda sequence was stopped and minutes were read.

It was brought up by Ken Nelson that a correction needed to be made on the minutes dated

May 22,2003.

Mr. Nelson pointed out that the statement "Former Vice President, Don Stutsman" needed

to be changed to Vice President, Don Stutsman,... because at the time, Don Stutsman was

the preceding Vice President.

Mr. Nelson also pointed out that the statement "it was determined that Jack Smith did not

qualify for President due to violation of the deed restrictions. He stepped down"

Needed to be edited to: Jack Smith was assumed President by a phone poll which was legally lacking. Thus it was clarified he wasn't President necessitating a vote for new President.

John Ousset asked to accept these minutes with the amendment to be filed with the county clerk as part of this meetings minutes. Don Stutsman seconded - a vote was taken and accepted unanimously.

### **\*Annual Property Owners Meeting**

Proposed date of October 26, 2003

Logistics were discussed and it was noted that the tent, tables, potties etc. were too expensive-well over \$1,300.00. Whereas the GVTC has costs only \$140.00 and is not influenced by weather conditions.

John Ousset proposed a separate gathering for kids and Annual Meeting.

Discussion followed including having a meal at GVTC.

Don Stutsman made a motion to "secure GVTC facilities for Annual Meeting on Saturday, October 25, 2003 at 1:00 pm, with a lunch to follow." John Ousset seconded. A vote was taken and accepted unanimously.

Don Stutsman motioned to pursue a standard day to be held annually, in a business like atmosphere, at GVTC or a comparable facility and to make sure the day chosen falls within the bylaws.

Discussion followed - Don Stutsman withdrew the latter motion after discussion.

John Ousset motioned to "Set a standard Annual Meeting on the 3rd Saturday of July for the year 2004 and beyond." Don Stutsman seconded. A vote was taken and accepted unanimously.

It was discussed that John Ousset will set the meeting place at GVTC at 1:00 pm with food.

### **\*Fall Festival:**

Volunteers are being sought to make preparation. The newsletter will advertise for volunteers.

John Ousset motioned to "appropriate funds for the Children's Fall Festival of \$600.00 with any unused money returned to the association." Tom Lott seconded. A vote was taken and accepted unanimously.

Ken Nelson said that 2 toilets were paid in full with HiSierra the previous year and suggested that John Ousset get credit for the toilets.

**\*Newsletter and Web site:**

John Ousset shared the Fall Newsletter with everyone and board to make corrections.

Web site is creekwoodranches.com

John Ousset suggested that the web site be sponsored at \$75.00 per year.

Margaret Ousset detailed benefits of the site (map, bylaws, PDF, insurance binder, budget for previous year, EMS, County and school numbers, etc.)

**\*Board Positions:**

Seats that are terminating this year are the At Large Positions:

Lourdes Mann

Woody Meyer

Don Stutsman

The Newsletter will publicize the three vacancies and stress that if interested you need to be within deed restrictions.

**\*Covenant Violations:**

Anne Kelly needs to be contacted so as to view signed plans of homes violating the deed restrictions.

It was also discussed that the board needs to enforce all deed restrictions, in addition, the Architectural Review Committee needs to bring possible violation of homes under construction to their attention.

The following steps to enforce deed restrictions were agreed upon by the board members.

1st step - politely remind homeowner of deed restrictions and signed agreements

2nd step - send a certified letter restating the deed restrictions and signed agreements

3rd step - turn over violations to the POA attorney Paul Finley

Covenant Violations

A home on Creekwood Pass does not have a paved driveway

Fences that are an eye soar

Swine

**\*Architectural Review Committee:**

It was noted that all four members need to view and sign plans. If one was unavailable then three signatures would suffice.

Ken Nelson reported that there have recently been five plans reviewed and signed by the Architectural Review Committee with verbal and written guarantees for paved driveways.

It was noted that it was the responsibility of the Architectural Review Com. to police violations and track progress of homes in progress. If violations occur it will be brought to the attention of the Board of Directors to send out notifications.

\*Open for Questions:

Items of Concern brought to the attention of the Board Members that were given to At Large member Don Stutsman.

1. 11027 Summer Meadow Red brick home west side of Summer Meadow has two vehicles inoperative on blocks or stands > 1 month and white pick up abandoned in woods behind home > 6 months.

2. White brick home southwest of Creekwood Pass third from entrance has no driveway and appears unfinished with people living there.

3. Home at northeast corner of Creekwood Pass and Summer Meadow (11000 Summer Meadow) has no garage, junk stocked in yard, and property not maintained. Other concerns included:

Wire fence with horse near front of subdivision.

Metal roofs on homes

Day's living in barn and no home has ever been constructed.

Teens drinking and partying on vacant properties / a 'no trespass' sign needs to be

posted on road to Smith's ranch.

Number of horses per lot (believed to be 2 per lot.)

It was discussed that all these violations will be addressed by the Board.

The newsletter was going out as a polite reminder. After the Annual meeting, the agreed upon steps would be followed to act upon deed restriction violations.

Tony Gardner Motioned to Adjourn Meeting

Don Stutsman Seconded. A vote was taken and accepted unanimously.