

**Cimarron Country Property Owners' Association
Board of Directors Meeting Minutes**

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| Meeting Date: | January 19, 2009 |
| Meeting Time: | 7:00 p.m. |
| Meeting Place: | 40203 Three Forks Road |
| Directors Present: | Sheryle DiLetto, Betty Linder, Pat Byers, Phil Carpenter |
| Directors Absent: | Gene Linder |
| Others Present: | Cindy Burks, E FM1488 Committee |
| Visitors: | Paul Watson, Cary Sheffield, Butch Pink |
| Meeting Type: | Regular Meeting per CCPOA By-Laws Article 4.08 |
| Meeting Purpose: | To address and transact all business of Cimarron Country Property Owners' Association |
| Submitted by: | Pat Byers |

1. Call to order

Sheryle DiLetto called the meeting to order at 7:05 p.m.

2. Approval of minutes from previous meeting

The Minutes of the Board Meeting of November 17, 2008 were reviewed and accepted.

III. Officers Reports

Treasurer:

- a) Bank statements were sent to Accountant for final Yearly Report.
- b) Betty motioned that ½ of account balance for remainder of year be put into CD. The amount would be \$8,000. Seconded by Phil. Unanimously approved.
- c) Approximately ½ of 2009 CCPOA Maintenance fees have been paid. Due date is January 31, 2009 before late payments will be added.

IV. Other Committees

a) Cimarron Country Volunteer Committee:

Yard of the Month: No Yard of the Month for December or January.

b.) Christmas Lighting Contest:

Religious: 40219 Freemont, Thomas and Bernadette Ingleburger,
Green: 40710 Roundup, Tom and Charlene Dean,
Best Lighting: 40011 Colfax, Ron and Pam Liska,
Creative: 8710 Linn, David Hasha,
Elegant: 9003 Deer Lodge, Glenn and Sharon Kemp,
Judges' Special Award: 40318 Colfax, John and Janet Simpson,
Children's Choice: 40318 Colfax, John and Janet Simpson

c.) Security Patrols: Betty Linder reported that the security patrols have maintained presence within the community of 16 to 20 hours per month. There have been some reports of vandalism which has been addressed with the schools and the constables. Again the board was reminded to tell the community that if there is a problem, the constables need to be called immediately to report the problem and that all doors, cars and garages need to be closed and locked.

d.) E FM1488 Committee. Cindy Burks reported that the E FM1488 committee has addressed several issues, including: the Fish Creek thoroughfares, judges and the courts and their handling of POA rights to uphold deed restrictions, the Hazardous Waste site in the Conroe area in reference to our water tables, and the presentation they had about wildlife in our area, concerning their presence within the communities. Cindy suggested we have a presentation after the annual meeting, providing we can hold the hall for the time required and can obtain the date for the speaker.

e.) Deed Restriction Violation drive-bys and enforcement have resumed in

December. Due to the effects of Hurricane Ike and subsequent property damage, there is still some tree damage to be cleaned up. Letters have been sent for other

Deed restriction violations.

f.) Directories- Pat and Cary stated that due to various computer problems, the directories probably would not be ready for the annual meeting.

VI. New Business

- a) Annual Budget: Betty Linder presented the 2009 Annual Budget. Phil motioned to accept it and Sheryle DiLetto seconded. Approved unanimously.
- b) D&O Insurance policy: Sheryle DiLetto motioned that this be renewed and Phil seconded it. Approved unanimously.
- c) Lighted Sign: Betty looked into and had repaired the water leak at the sign, which had interfered with its electrical wiring.
- d) Review draft of meeting call: Sheryle explained the process of calling for the Annual meeting. She also explained the process of voting utilizing the number of lots owned and how that relates to the number of people on the ballot. Simply put, the number of lots owned can be used for each person on the ballot, individually. There will be a need to canvas the community to get proxies to make sure there are enough votes. The by-laws demand that the process for a meeting call and the proxies need to be made not more than 20 and not less than 10 days prior to the meeting.

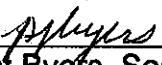
- e) ACC Board: The ACC will make an announcement concerning changing of building fees at the Annual meeting.
- f) Canvassing for proxies: Canvassing will begin the first week in February.

IX. Next meeting

Next Board Meeting will be arranged immediately after the Annual Meeting.

X. Adjournment

Sheryle DiLetto adjourned the meeting at 8:25 p.m.



Pat Byers, Secretary