

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

Meeting Date: March 19, 2007
Meeting Time: 7:00 p.m.
Meeting Place: Home of Pam Kenner
Directors Present: Gene Linder, Sheryle DiLetto, Betty Linder, Phil Carpenter, Pam Kenner
Directors Absent: None
Others Present: Ken Kenner, Marc Corina, Tom Sides, John Soland (Second By Laws Committee)
Visitors: None
Meeting Type: Regular Meeting per CCPOA By-Laws Article 4.08
Meeting Purpose: To address and transact all business of Cimarron Country Property Owner's Association
Submitted by: Pam Kenner

I. Call to order

Gene Linder called the meeting to order at 7:05 p.m..

II. New Business

In respect of time for guests, discussions with the Second By Laws Committee was taken out of order on the Agenda and moved to the front of the meeting.

After considerable research, discussion and comparison of the By Laws of approximately 75 other Texas HOA/POAs, the Second By Laws Committee centered on three points. Those points were special meeting quorums, regular meeting quorums and the usage of some form of Roberts Rules to govern such meetings. Recommendations include retaining the 30% quorum percentage for both meetings, plus designating a small group of volunteer members to act in a Parliamentary officiating capacity at community meetings, utilizing a workable form of Roberts Rules to retain control at such meetings.

The Second By Laws Committee will finalize their recommendations for the Second Amended By Laws and meet again with the Board in April, and schedule a neighborhood meeting between now and the Annual Membership Meeting which is scheduled for May 20th. Additionally, information will be provided in the community Newsletter.

III. Officers Reports

Secretary: Approval of Minutes from previous meeting Phil Carpenter motioned and Sheryle DiLetto seconded that Minutes from the meeting of January 8, 2007 be accepted with corrections. Unanimously approved.

Treasurer: Bank statements and expenses reviewed and approved. Two CD's held at Wood Forest National Bank will mature on April 8. Betty Linder motioned that upon maturity, CD rates of local banks will be surveyed and the CD's repurchased where rate is the most favorable. Phil Carpenter seconded, unanimously approved.

The Treasurer reports that there are 22 persons who are 90 days past due on the 2007 maintenance fees. Betty motioned that these accounts be turned over to Collections Unlimited for recovery. Collections Unlimited had the most favorable rate of recovery to the association at 67%. Motion seconded by Phil Carpenter; unanimously approved.

IV. Other Committees

- a) ACC: No report from the ACC this month
- b) Yard of the Month: February, 2007: Jay & Michelle Frederick, 40311 Otero Road
March, 2007: Mike Olmstead, 40510 Roundup

- c) Newsletter: Editor Betty Linder reports that the next Newsletter will be published the first week in April to accommodate an article regarding the Second Amended By Laws Committee.
- d) 1488 Committee Report – Karl Schroeder’s report will appear in the April, 2007 Newsletter.
- e) Security Coordinator - Gene Linder reports that petty criminal mischief appears to be down in the area, however, unlawful use of 4-wheelers continues in the area. Our constable will be focusing on these areas to reduce/eliminate these types of activities

V. Old Business

- a) Deed Restriction Violations: Review of outstanding deed restriction violations was made. The few recurring serious violations will be discussed with legal counsel for proper dispensation; remaining to be sent deed restriction violation letters.
- b) Bids will be taken for permanent construction of the Newsletter box located near the signage on Cimarron Way, as well as a spring cleanup of the surrounding flower bed and the signage on FM 1488.
- c) Contact continues to be attempted with Montgomery County for the placement of “No Outlet/Dead End” signage.

VI. New business

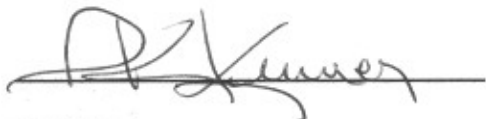
- a) Preliminary plans for upcoming Annual Meeting being made. Contact with volunteer assistance and meeting program to be researched prior to next meeting date. Sheryle DiLetto motioned that community volunteers be recognized for their service at the Annual Meeting and that appropriate recognition be identified for full board approval at the April meeting. Betty Linder seconded the motion, unanimously approved.

VII. Next meeting

Next Board meeting scheduled at 7:00 p.m. on April 9, 2007 at Phil Carpenter’s home.

VIII. Adjournment

Gene Linder motioned for adjournment of the meeting 9:00 p.m.; seconded by Phil Carpenter, unanimously approved.



Pam Kenner, Secretary