

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

Meeting Date:	March 31, 2008
Meeting Time:	7:00 p.m.
Meeting Place:	40203 Three Forks Rd
Directors Present:	Gene Linder, Sheryle DiLetto, Betty Linder, Phil Carpenter
Directors Absent:	Pam Kenner
Others Present:	None
Visitors:	Pat Byers
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:	Sheryle DiLetto

I. Call to order

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

II. Approval of minutes from previous meeting

The Minutes of the Board Meeting of January 14, 2008 were not reviewed due to the absence of the Secretary, Pam Kenner. The Minutes of that meeting will be reviewed and approved as soon as practical.

III. Officers Reports

- a) **Treasurer:** Financial statements as of December 31, 2007 were presented by Betty Linder. The financial statements were filed.
- b) Bank statements were reviewed noting payees, purpose of checks, and dual signatures on each check.
- c) The Treasurer presented for review of the Board a list of lots eligible for property lien in 2008. Following an accuracy review with the Association's accountant, those lots whose maintenance fees are one year past due will be sent letters advising them of the lien eligibility, followed by a lien being filed on those lots who are not brought current 30 days following the letters.
- d) The Treasurer reported that an error in the lot count for CCPOA has been discovered after working with a local title company on the recent title transfer of lots 253, 254A, and 254B. County records indicate that there are two lots, 253 and 254; not 3 lots. Therefore, in order to correct this discrepancy in the legal description of the lots, Betty Linder motioned that the official records of the Association be changed to reflect Lots 253 and 254 only. Seconded by Phil Carpenter, unanimously approved. Thus, the official lot count for Cimarron Country POA is now 383 lots.

VII. New Business

- a) **CCPOA Volunteer Appreciation Dinner:** In appreciation for the community's numerous volunteers who have worked tirelessly by contributing their time and effort to improve our community, Sheryle DiLetto motioned that an Appreciation Dinner be scheduled, with a budget of \$500. Betty Linder seconded, unanimously approved.

- b) **Association Accountant:** Betty Linder reported that Annette Simmons, CCPOA's accountant, has relocated and motioned for the Board's approval to continue to work with Annette at her new location. Sheryle DiLetto seconded, unanimously approved.

- c) **Annual Meeting -- Effect of Passage of Amended By Laws:** At the recommendation of legal counsel, citing specific language contained within the approved Amended By Laws that the document becomes effective upon the date of its passage, the Association was advised to hold its Annual Meeting as specified in the Amended By Laws, February, 2009.

- d) **Association Barbeque:** To further the Board's goal of uniting the community, Sheryle DiLetto motioned and Betty Linder seconded that the Association host an Association Barbeque to be held on Sunday, May 18, 2008. Unanimously approved. Details to be announced as they are confirmed.

- e) **Board Member Resignation** Pam Kenner announced her resignation from the board of directors due to personal reasons. Pat Byers has been appointed to fulfill the vacated position until the next election.

IX. Next meeting

Next Board meeting scheduled for May 12, 2008 at 9311 Deer Lodge Road.

X. Adjournment

Gene Linder adjourned the meeting at 8:30 p.m.


Sheryle DiLetto, Acting Secretary