

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

Meeting Date:	July 9, 2009
Meeting Time:	7:00 p.m.
Meeting Place:	Cimarron Country
Directors Present:	Sheryle DiLetto, Betty Linder, Pat Byers, Butch Pink, Cary Sheffield
Directors Absent:	None
Others Present:	Tom Hartshorne
Visitors:	None
Meeting Type:	Regular Meeting per CCPOA By-Laws Article 4.08
Meeting Purpose:	To address and transact regular business pertaining to Cimarron Country Property Owners' Association
Submitted by:	Pat Byers

**I. Call to Order**

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

**II. Approval of minutes from previous meeting.**

Minutes of the May meeting were read. Cary Sheffield moved to accept. Motion seconded by Butch Pink. The minutes were approved unanimously as read.

**III. Treasurer's Report**

Betty Linder presented the previous month's checking account statements which were reviewed by the board. Property liens will be filed in August.

**IV. Committee Reports**

a.) Tom Hartshorne of the ACC and the board continued discussing the possibility of fines to be charged to homeowners for non-compliance with deed restrictions and the failure of property owners to comply with ACC guidelines. Discussion on topic-specific to this area will continue at a special meeting in August. Certain properties in the community are out of compliance and remain so after several letters have been sent. Sheryle

made a motion that the Board pursues this with our attorney. Seconded by Pat Byers. Approved by four members, with one abstaining. Two new board members will learn how to file the liens.

b.) Volunteer committees: Pat Byers reported that the Yard of the Month for June was the Schroeder's at 40411 Three Forks. The Yard of the Month for July was the Jones's at 41210 Roundup. There will be no Yard of the Month in August.

The Hospitality and Service volunteers have had a slower month, but state they are honored to serve the community by welcoming new neighbors and by helping those in need.

c.) Newsletter: There will be no newsletter until September.

d.) E1488 Committee: No report.

e.) Security coordinator: Betty Linder presented the security records for the previous two months, April and May. Security records from June are being reviewed by Phil Carpenter. Cary Sheffield will give the address list to the officers patrolling our neighborhood.

## **V. Old Business**

a.) Deed Restrictions. Five people have shown interest in rewriting the deed restrictions. Sheryle reminded the board of the legal requirements for each person participating in the rewrite, the need for a long time-intensive commitment from them and a need to survey the community prior to beginning any rewrite. Inquiries would be made to legal counsel prior to commencing this project. The board discussed various issues and problems concerning current deed restrictions and the difficulties of being able to change the document. Included in the discussion were the issues of the misinformation among the some community members, the subjective manner in which the deed restrictions were stated and the fact that they were written at a different time in relation to economic and technological changes.

b.) Cary reported findings from his last discussion with the recycling company which is currently offering services to the community: There are thirty community members who have signed up. The board discussed that currently there are five trash services which serve the community, leaving only a couple of days per week when the huge trucks are not on Community roads.

## **VI. New Business**

a.) Sheryle will return calls to the Board telephone number. In her absence, Cary Sheffield will return the calls. Pertinent information obtained from these phone calls will be related to other board members by email.

b.) Cary Sheffield and Butch Pink will coordinate the website modifications as they restructure the computer data base.

c.) Sheryle DiLetto and Butch Pink will attend the next E1488 Committee meeting per request of Cindy Burks, a Cimarron Country representative to the E FM1488 Committee.

d.) The directory update notification will go out in the mailing for the next billing for POA fees.

e.) In the interest of cross training, Pat Byers and Cary Sheffield were chosen to learn the process required to file liens on properties for the non-payment of maintenance fees.

f.) There was discussion on the AquaTex generator and on water rationing notifications. At this time, there have been no notifications to the board of concerning either of these topics .

g.) The board discussed the home business section of the Deed Restrictions.

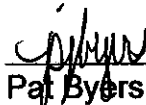
h.) Butch Pink and Cary Sheffield will coordinate property owners' lists. There will be two, one of which will be the legal list according the title company and there will be a second that will relate to the Directory.

#### **VII. Next Meeting**

The next board meeting will be held at 7:00 p.m. on September 10, 2009.

#### **X. Adjournment**

Sheryle DiLetto adjourned the meeting at 8:45 p.m.

  
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Pat Byers, Director

Amended by email: the next Board meeting will be at 7:00pm September 24, 2009.