

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

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| Meeting Date: | July 14, 2008 |
| Meeting Time: | 7:00 p.m. |
| Meeting Place: | 40203 Colfax Road |
| Directors Present: | Gene Linder, Sheryle DiLetto, Betty Linder, Pat Byers |
| Directors Absent: | Phil Carpenter |
| Others Present: | Cary Sheffield |
| 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 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 May 12, 2008 were reviewed and accepted.

III. Officers Reports

- a) **Treasurer:** Bank statements were reviewed noting payees, purpose of checks, and dual signatures on each check.
- b) **Liens:** Following the delivery of notification to the property owners, liens will be filed against the lots for which maintenance fees for 2007 and earlier have not been paid.

IV. Other Committees

- a) **ACC Committee:** The Board was advised the Julian Hawthorne has resigned his position with the ACC Committee following a move to the Dallas area. The ACC Committee is working to appoint a replacement member.

As regards the \$500 deposit required to obtain permission for the construction of a house, there is some question as to whether this amount should be increased to more closely reflect the deposits being required by surrounding communities in today's marketplace. The deposit works as an incentive for timely home completion, deed restriction enforcement, and assures removal of construction and other debris from the lots upon completion of the home. The ACC Committee reports that a \$2,000 deposit is being required by other local communities. The Board agreed to undertake a study of our legal documents to understand whether the deposit could be changed, and to make a future recommendation to the ACC Committee on the timing and level of increase to be considered.

b) Cimarron Country Volunteer Committee:

Yard of the Month: June: 40802 Pipestone

July: 40011 Eureka

c) Newsletter Editor: Betty reports the next newsletter to be published at the end of September, 2008.

d) FM1488 Community Association: Cindy Burks has been appointed as Cimarron Country's representative to this committee, replacing Karl Schroeder who resigned.

e) Security Coordinator: Gene Linder reports that we now have two new Constables patrolling Cimarron Country who, in addition to other responsibilities, are focused on the illegal use of 4-Wheelers and Golf Carts. They are making good progress in reducing the usage of these vehicles by minor children within the community. Gene also reported on the continuing focus to have stray animals picked up for their safety and the safety of our residents. The installation of the "no outlet" signs that were coordinated by Phil Carpenter have come to the attention of many of our residents. These signs are in place to let non-residents know that there is no other means of ingress/egress from Cimarron Country. These signs will, hopefully, add additional security to our subdivision.

f) Volunteer Committee: Cary Sheffield reported on the progress the Committee is making in preparing for the publication of the CCPOA Directory. A sample of the initial discovery mailout, along with an estimate of cost (\$3.00 per directory) was reported. Discussions were held fine tuning the mailout, and a request to review the lot owners information was made.

A motion was made by Sheryle Diletto to allow for the printing of 400 Directories at a cost of approximately \$3.00 each. Seconded by Gene Linder, unanimously approved.

VI. Old Business

a) Landscape Contractor: After receiving a proposal from James Eddelman, a resident of Cimarron Country to mow the esplanade and maintain the gardens bordering the monument sign for a monthly charge of \$175. Gene Linder motioned that James Eddelman be hired to undertake this ongoing responsibility. He will also be asked to design, install and remove Christmas lighting decorations during the upcoming Christmas holiday season. Motion was seconded by Sheryle DiLetto and unanimously approved.

VII. New Business

a) Lighting for front of Monument Sign: Gene Linder lead the discussion regarding the installation of ground lighting for the front side of our monument sign. This would be part time lighting to illuminate the front of the sign during

the time that the back is lit and will utilized to enhance anticipated improved garden area at the sign. Gene will obtain a price for 2-3 ground lights and their installation and report his findings to the Board.

- b) Telephone Contact for BoD: It has come to the attention of the Board that we would like to provide communication ability to our membership who do not have computer access. Following the research of Cary Sheffield, Sheryle DiLetto motioned that the BoD invest in an appliance known as a Magic Jack which will serve to provide a telephone number where the members may contact the Board of Directors. This device, when connected via a USB port in any computer connected to a DSL line, will receive telephone calls from the community, and forward those messages via email to the Board for response by the appropriate board member. The first estimated cost for this appliance is \$50 for the first year which includes its purchase and use, with a \$20 per year charge each year thereafter. Gene Linder seconded the motion for purchase and utilization of the Magic Jack; unanimously approved.
- c) Community Road Paving: Pat Byers will contact Montgomery County to identify and solicit road paving where needed. Freemont Road has been identified as having several potholes and needing other pavement repair.
- d) Wildlife Impact Discussions: Following several comments and inquiries made to the Board over the last couple of months concerning the destruction of landscaping by area wildlife, discussions ensued to determine the best course of action, as allowed by law, that could be undertaken by our residents to relieve this ongoing problem. Recognizing that much of our wildlife is protected by state law, and that the presence of deer, wild hogs, and other wildlife in our community is going to be an ongoing into the foreseeable future, it was decided that articles will appear in upcoming editions of the newsletter where we hope to provide information on what we can do, as property owners, to minimize the problems some of us encounter with the resident wildlife.
- e) Solicitors: Gene Linder reported that enforcement against door to door soliciting is not possible. Even with "no soliciting" signs posted in the neighborhood, solicitors may still approach individual homes. Gene reminds us that anytime anyone is disruptive or unwelcomed at private property, the resident has only to contact law enforcement to report the intrusion. It is important to keep front doors locked, even when you are home, and do not open your door to solicitors if you do not want them to frequent your property.
- f) Request for a Gate at Community Entrance: Following a short discussion on this request, the Board points out that it is not possible to gate a county road, and we do not maintain our own streets. They are county maintained, county funded roads, which cannot be closed to public access.
- g) Signage Repair/Replacement: Pat Byers will contact the appropriate county agency to have several road signs within the community repaired or replaced.

IX. Next meeting

Next Board meeting scheduled for September 11, 2008 at 40317 DeSota Road.

X. Adjournment

Gene Linder adjourned the meeting at 10:00 p.m.


Sheryle DiLetto, Acting Secretary