

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

Meeting Date:	September 22, 2008
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:	None
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

Sheryle DiLetto called the meeting to order at 7:00 p.m.

II. Approval of minutes from previous meeting

The Minutes of the Board Meeting of July 14, 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.

IV. Other Committees

- a) Cimarron Country Volunteer Committee:

Yard of the Month: October: Thomas & Charlene Dean, 40710 Roundup Road

Due to the effects of Hurricane Ike, there will be no September Yard of the Month winner.

- b) Newsletter Editor: Betty reports the publication of the September newsletter may be delayed a few days due to Hurricane Ike.

- c) FM1488 Community Association: Betty Linder motioned that Karl Schroeder be reappointed as CCPOA's second representative to the this association. In the aftermath of Hurricane Ike, Karl has a particular interest and has volunteered his talents and abilities to specifically work as our representative relative to Aqua Texas issues of generator power for the water well, and resolution to safe water concerns. Sheryle DiLetto seconded, unanimously approved.

- d) Volunteer Committee: The Volunteer reports that the Magic Jack has been purchased and it will be installed as soon as possible. The number will be distributed to the community, providing telephone contact to the Board of Directors.

Seven categories for the Christmas Lighting Project have been determined. They are: Most Creative, Most Elegant, Green Christmas, Religious, Best Lighting, Children's Choice, and an award that may or may not be given, Judge's Special Award.

- e) Deed Restriction Violations were reviewed and found to be minor in nature. Due to the effects of Hurricane Ike, Deed Restriction drive arounds will be suspended for approximately 30 days to allow for debris cleanup and visual inspection of lots. Violations of a serious nature will be noted and followed up on.

VI. New Business

- a) Landscape Contractor: James Eddelman has been asked to reconstruct the Association's signage area at Cimarron Way and Deer Lodge Road. Changes in the materials at the sign are necessary to enable efficient changing of the signage, update the plants, and placement of sprinklers.
- b) At the request of the ACC Committee, the Board undertook discussions regarding increasing the new home construction deposit. Considering that the \$500 may no longer be large enough to induce timely construction practice and lot compliance with the Deed Restrictions, Sheryle DiLetto motioned and Betty Linder seconded that the Board recommend an increase in the deposit amount to \$1,000. As is the practice with the current \$500 deposit, upon the satisfactory completion of construction and lot cleanup, the lot owner would receive a \$900 refund of the deposit, with \$100 being retained by the Association.

This recommendation will be submitted to the ACC Committee, although the timing, implementation and ultimate acceptance of the recommendation is at the discretion of the ACC.

- c) February Annual Meeting: Strategies to encourage a quorum is present at the 2009 Annual meeting were discussed. Sheryle DiLetto motioned and Pat Byers seconded a prize budget of \$2,500 at the annual meeting, unanimously accepted.

Additionally, the current Board of Directors is committed to encouraging lot owners to provide their proxies for the meeting to encourage increased lot representation at the meeting. The Board has committed to participating in a community-wide walk through at the appropriate time in an attempt to obtain proxies and ballots for the annual meeting.

- d) 2009 Maintenance Fees: Discussions were held regarding setting the 2009 Maintenance Fees for the Association. Betty Linder motioned and Sheryle DiLetto seconded to increase the Maintenance Fees by 2.75%, or \$3.00 per lot from \$109.00 to \$112.00. Unanimously approved.

IX. Next meeting

Next Board meeting scheduled for 7:00 p.m., November 17, 2008 at 40317 DeSota Road.

X. Adjournment

Sheryle Diletto adjourned the meeting at 8:30 p.m.


Sheryle DiLetto, Acting Secretary