

**CIMARRON COUNTRY PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CIMARRON COUNTRY PROPERTY
OWNERS ASSOCIATION HELD DECEMBER 14, 2021**

Meeting Held at Honsinger Home and Via Zoom

DIRECTORS PRESENT:

Alex Chappell
Jim Carlin
Jim Hagemann
Mike Honsinger
John Minacapelli

IMC

Felicia Leflar

ACC

Jim Newstead via Zoom

CALL TO ORDER:

It was deemed that proper notice of the meeting was given pursuant to the Texas State Laws HB2761, Section 209-051. Mike Honsinger called the open session to order at 6:20 p.m.

DISCUSSION OF MINUTES:

The minutes of the Board meeting held November 2, 2021, were reviewed. Jim H. motions to approve the minutes as presented. Alex seconds the motion, and it carries unanimously.

CCPOA/ACC Chairman Report

Jim Newstead reported that the house on the corner of Deer Lodge and Cimarron Way has been approved for construction. There was an update on the fence line for that property. The actual surveyed line goes from the corner of Deer Lodge and Cimarron and makes a diagonal across the drainage ditch. The property owner wants to build his fence directly on the property line. They suggested he needs to get with Charlie Riley and see what the county thinks. Jim has the purchased ACC signs. He did find another company to give him a quote for future orders.

FINANCIALS

Jim reported on financials through October 2021. The \$500 deposit for SLE was returned, never cashed, and is no longer part of the financials. Alex motions to approve financials. Jim C. seconds the motion, and it carries.

OLD BUSINESS

- A. **BUSH REPLACEMENT/STONE SIGN REFRESH AND UTILITY BOX LANDSCAPING**
Mike met with Justin Ulbright about the sign cleanup/improvements. The quote for improvements was \$250 for pressure wash, \$125 for clean/prep/repaint, and \$25 to repair loose stones. In the spring, he quoted \$325 for weeding/mulch/trimming bushes. Jim H. makes a motion to approve \$725.00 for the quotes. Alex seconds the motion, and it carries. Mike and Justin also brainstormed how to cover up the utility boxes. A quote will be submitted once they decide on a path forward.
- B. **WEBSITE-BASED EMAIL ACCOUNTS FOR DIRECTORS**
There were no new updates.
- C. **CONSIDERATION OF PURCHASING A CC LOT BY THE POA**
Jim H. had some updates. The Lot available on Deer Lodge is 2 acres and selling for \$150K. It is confirmed to be in the 100-year flood plain. The real estate agent did a few area comps and surveyed lots for sale and recently sold lots. Out of 27 comps, 1-3 acres, cost per acre is between 75-300K-ish. Also, the assessed tax value of the land is 57K. It sold for 95K in 2019. There are 2 on Pipestone next to each other listed at \$145K each. Jim will have the real estates agent do a refresh on the listing and come up with a reasonable high/low offer for discussion.
- D. **JOINT SOCIAL EVENTS WITH SENDERA LAKE ESTATES**
Mike has discussed with the President of SLE, and they will bring it up at their next meeting to determine if we can continue the joint venture.
- E. **ALEX UPDATE ON ROAD STUFF – No new updates.**

- F. NEW VANTACA SOFTWARE BEING USED BY IMC
Mike brought up that paying yearly dues doesn't provide any information for the \$37 discount. Also that the hierarchy of admin privileges doesn't seem to be correct. Board members should be able to view all residents and contact information and have higher level of access. Felicia is looking into these things.
- G. STATUS OF NEW IMC/CCPOA MANAGEMENT CERTIFICATE
This has been updated and recorded.
- H. CONFIRMATION OF PLACE/DATE/TIME OF ANNUAL MEETING
Jim H. has locked in the meeting time and date. March 6th at 3:00 p.m. at the KOC hall on 1488 near 242. Felicia has posted on the website, and it should be included in the annual fee bill. Jim H. will follow up with the KOC director about having an open bar/snack available.

NEW BUSINESS

- A. CHRISTMAS LIGHT SEASONAL INSTALLATION
Everything looks good.
- B. WELCOME COMMITTEE'S NEW STAFF
Felicia Hill has reviewed the packed provided by Ann Finn. There was a discussion of the history of the committee. Felicia H. requests that new resident's email be sent to her so that she may reach out to them and welcome them. There was a request that Felicia L confirm that she is added to the distribution list of new residents, and that the resident's email is included. Mike wants to take a few steps to make the committee official, so that she's on the insurance and listed on the website. Also, to keep Felicia L in the loop about any additional personnel on the committee.
- C. Mike proposed doing something to compensate for the mowing. Alex makes a motion to purchase a \$300 Home Depot gift card and a \$150 gas gift card and present it to Fred K at the annual meeting. Jim H seconds the motion. Motion passes.
- D. Custom Street Signs: Alex C has made contact with Capital Street Scapes in Austin to get an idea about custom street signs. They have an online catalog, and it would be a 2-4 month lead time one order is placed. We also already have a recommended installation crew. A quick consensus is that this seems like a good idea to move forward to get a quote. Alex C will survey existing street signs and get an itemized quote.
- E. Mailbox Upgrades: Mike H also discussed a possible improvement to the neighborhood would be standardizing the stone mailboxes. We will need to come back with some ideas on how to implement this.

CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS

There was nothing to ratify.

OPEN FLOOR TO PROPERTY OWNERS – 10 MINUTES

There was no discussion.

The Board adjourned the Open Session at 8:15 p.m.

They called the Executive Session to order at 8:16 p.m.

EXECUTIVE SESSION

- A. CALL TO ORDER
- B. ARCHITECTURAL CONTROL
- C. LEGAL
- D. DEED VIOLATIONS

E. COLLECTIONS

F. ADJOURN

The Board adjourned the Open Session for summary of Executive Session at 8:38 p.m.

SUMMARY OF EXECUTIVE SESSION FOR GUESTS:

The Board discussed collections and deed violations.

ADJOURNMENT:

There being no further business, the meeting adjourned 8:40 p.m.

Minutes prepared as written by Felicia Leflar

Approved by: _____

Position: _____ Date: _____