

**CIMARRON COUNTRY PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CIMARRON COUNTRY PROPERTY
OWNERS ASSOCIATION HELD MAY 4, 2021**

Meeting Held Via Teams

DIRECTORS PRESENT:

Alex Chappell
Jim Hagemann
Mike Honsinger
John Minacapelli via phone

IMC

Felicia Leflar

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 executive meeting to order at 6:13 p.m.

EXECUTIVE SESSION

A. APPOINTING DIRECTORS FOR 2021 AND CHOOSING BOD POSITIONS

The Board adjourned the Open Session for summary of Executive Session at 6:18 p.m.

SUMMARY OF EXECUTIVE SESSION FOR GUESTS:

In summary, the Board met with the new volunteer, Jim Carlin. John motions to appoint Jim Carlin to the open seat on the Board. Alex seconds the motion, and it carries.

DIRECTORS PRESENT:

Alex Chappell
Jim Carlin
Jim Hagemann
Mike Honsinger
John Minacapelli via phone

OPEN SESSION 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 meeting to order at 6:19 p.m.

DISCUSSION OF MINUTES:

The minutes of the Board meeting held April 6, 2021 were reviewed. Jim H. motions to approve the minutes as presented. John seconds the motion, and it carries unanimously.

FINANCIALS

Jim reported on the March & April financials for the group. Alex motions approve March & April financials as presented. Jim C. seconds, and the motion carries. Jim reported that the Wells Fargo account signature card has been updated and the 2020 taxes were filed.

OLD BUSINESS

A. ANNUAL AUDIT OF FINANCIAL RECORDS

Jim H. filled out the request for quote for the CPA audit. This will be submitted and once a quote is received, the Board will determine how many years they will audit, but probably two years.

B. SIGN/FLOWER REFRESH BY LANDSCAPER

Fred Knight building a new box to cover the pipe. Ron McCormick fixed the irrigation broken pipe. The Board is getting bids on a landscaping refresh at the sign.

C. ACC BUILDING DEPOSIT REFUNDS

IMC compared their records with the ACC Committee. All \$50 that are still on file in IMC's accounting system will be refunded.

D. **REDUCING OUR SAVINGS ACCOUNT**

There was general discussion regarding ideas of where money could be spent to enhance the community.

NEW BUSINESS

A. **EMAIL ACCOUNTS FOR BOARD MEMBERS**

Mike is working on using the Hostgator email addresses for Board members if they want to do a mail forward to another personal account.

CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS

There was nothing to ratify.

OPEN FLOOR TO PROPERTY OWNERS – 10 MINUTES

There was a lengthy discussion regarding drainage in the community. Several callers on "Teams" (Nathan Bell, Milo Dumezich, Kevin Crawford) spoke on the subject of current standing water in the vicinity of De Sota Rd and Eiko Ln, following a recent rain event. Directors asked callers to join Director John Minacapelli on the Drainage Committee. Directors also asked if the additional documentation recommended by Nathan Bell in late 2019 was ready to be provided to the board. Mr. Bell's answer was unclear. Directors articulated their continued willingness to accept further documentation and background information from residents before the BOD seeks a second legal opinion on the subject of possible involvement by CCPOA in improving drainage easement conditions in Cimarron Country. At the conclusion of the lengthy discussion, it was unclear how soon the BOD ought to seek a second legal opinion.

The Board adjourned the Open Session at 7:28 p.m.

They called the Executive Session to order at 7:29 p.m.

EXECUTIVE SESSION

- B. CALL TO ORDER
- C. ARCHITECTURAL CONTROL
- D. LEGAL
- E. DEED VIOLATIONS
- F. COLLECTIONS
- G. ADJOURN

The Board adjourned the Open Session for summary of Executive Session at 8:37 p.m.

SUMMARY OF EXECUTIVE SESSION FOR GUESTS:

In summary, the Board discussed collections, legal issues, and deed violations. Alex motions that Mike Honsinger be President, Jim H. treasurer, Alex Vice President, Jim C. Secretary, John Member at Large. Jim C. seconds the motion, and it carries. Bud Newton reported on the status of the ACC committee current projects. The Committee is reviewing their current guidelines and will submit edits back to the Board for review/approval.

ADJOURNMENT:

There being no further business, the meeting adjourned 8:38 p.m.

Minutes prepared as written by Felicia Leflar

Approved by: _____

Position: _____ Date: _____