

**CIMARRON COUNTRY PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CIMARRON COUNTRY PROPERTY
OWNERS ASSOCIATION HELD NOVEMBER 2, 2021**

Meeting Held at Honsinger Home and Via Teams

DIRECTORS PRESENT:

Alex Chappell
Jim Carlin
Jim Hagemann
Mike Honsinger

IMC

Felicia Leflar

ACC

Jim Newstead via Teams

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 6:03 p.m.

DISCUSSION OF MINUTES:

The minutes of the Board meeting held September 7, 2021, were reviewed. Alex motions to approve the minutes as presented. Jim H. seconds the motion, and it carries unanimously.

CCPOA/ACC Chairman Report

Jim Newstead reported that there have been 34 approved applications so far in 2021. They expect a few more before the end of the year. He got the new ACC signs ordered. He also discussed the continued issue with people not being aware that they need to submit ACC applications prior to doing any projects. There was discussion with regards to ways to make people more aware.

FINANCIALS

Jim reported on financials through September 30, 2021. Jim C. motions to approve financials. Alex seconds the motion, and it carries. The \$500 deposit to Sendera Lake Estates will be moved to a liability in October's financials.

OLD BUSINESS

A. ANNUAL AUDIT OF FINANCIALS RECORDS

A two-year audit quote was obtained. After discussion, Alex motions not to spend the money on an audit this year and revisit the idea next year. Jim C. seconds the motion, and it carries.

B. FLOWER BED REFRESH BY LANDSCAPER

Mike has contacted the CCPOA owner who does the Christmas lights at the front entrance to see if he would be interested in doing this. He has agreed. Mike will obtain a quote from him for the bed refresh.

C. SIGN REFRESH QUOTE SOUGHT

Mike met with one company who gave him a bid of \$1500.00. After discussion, the Board decided that Mike would ask the CCPOA owner doing the bed refresh to also bid on cleaning up the sign after the Christmas lights are down. They will also ask him to quote putting some kind of barrier in front of the transformer boxes.

D. WEBSITE-BASED EMAIL ACCOUNTS FOR DIRECTORS

Mike has not done anything further on this yet.

E. CONSIDERATION OF PURCHASING A CC LOT BY THE POA

The Board obtained a legal opinion regarding the procedures for the POA to purchase a Lot in CCPOA. After discussion, the Board decided that Jim H. would reach out to a realtor to check the status of the Lot for sale at the front of the community. The Board also discussed several ideas for the community including upgrading the street signs throughout CCPOA. Alex will take on this project to see what the parameters and cost might be.

- F. JOINT SOCIAL EVENTS WITH SENDERA LAKE ESTATES
There was great feedback on the Halloween social event. The Board would like to continue the arrangement with Sendera Lake Estates if possible. Mike will make contact with their new Board.
- G. FUTURE BOD MEETINGS – (ONLINE/LIVE)
The Board decided to keep the meetings online and at a Board member’s house on the 1st Tuesday of each month at 6:00 p.m. for the foreseeable future.
- H. ALEX UPDATE ON ROAD STUFF – Alex has not been able to do anything further on this yet.

NEW BUSINESS

- A. SOCIAL EVENTS OUTSIDE OF CC
Mike sent out an invite to neighbors to get together at the Daq Shack. It is on a kid friendly night.
- B. NEW VANTACA SOFTWARE USED BY IMC
IMC has moved their accounting over to a new system. They are excited about what this new system has to offer owners and board members going forward. The transitions is almost complete.
- C. RE-FILING OF CCPOA MANAGEMENT CERTIFICATE
The Association’s attorney has drafted the new management certificate to be in compliance with state legislative updates. IMC is getting is signed and sent back for filing.
- D. DISCUSSION OF PLACE, DATE, AND TIME FOR ANNUAL MEETING
The Board decided they will hold the 2022 annual meeting on March 6th, 2022 at 3:00 p.m. The location will be the same as last year (the Magnolia Event Center).
- E. 2022 BUDGET DISCUSSION
Jim H. provided a 2022 proposed budget to the group. After discussion, Alex motions to approve the 2022 budget with an increase of annual fees in 2022 to \$137.00 per Lot and to offer an on-time payment discount of \$37.00. Jim C. seconds the motion, and it carries.

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 8:01p.m.

They called the Executive Session to order at 8:02 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 8:13 p.m.

SUMMARY OF EXECUTIVE SESSION FOR GUESTS:

The Board discussed 2021 collections and two accounts that are with legal. They will proceed legally on accounts in arrears for two years prior to 2022 billing.

ADJOURNMENT:

There being no further business, the meeting adjourned 8:14 p.m.

Minutes prepared as written by Felicia Leflar

Approved by: _____

Position: _____ Date: _____