

**CIMARRON COUNTRY PROPERTY OWNERS ASSOCIATION  
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CIMARRON COUNTRY PROPERTY  
OWNERS ASSOCIATION HELD APRIL 4, 2023**

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*Meeting Held at Hill Home and Via Teams*

**DIRECTORS PRESENT:**

Eric A Via Phone  
Alex Chappell  
Jim Hagemann  
Mike Honsinger Via Phone

**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 6:10 p.m.

**DISCUSSION OF MINUTES:**

The minutes of the Board meeting held February 7, 2023, were reviewed. After one modification made, Jim H. motions to accept the minutes, Alex seconds the motion, and it carries.

**CCPOA/ACC Chairman Report**

Jim Newstead reported they have processed 12 applications so far this year. People are commenting on the cost of materials this year being high. Reminder, replacing and/or repairing items with the same materials and design does not necessarily require ACC approval, but always check with the committee.

**FINANCIALS**

Jim reported on February 2023 financials. Jim also discussed moving some money from Wells Fargo checking to a laddered CD plan. Jim recommends \$45,000 split 3 ways 3, 6, 9-month (cedars) CD's. Alex motions to approve the CD proposal, Eric seconds the motion, and it carries. accept the financials as presented. Eric seconds the motion, and it carries. Alex motions to approve the February 2023 financials as presented. Eric seconds the motion, and it carries.

**OLD BUSINESS**

A. **ROADS/SIGNS/TREE TRIMMING**

Alex reported that the county came in and trimmed all the trees back off the roads. The road crew has come in and missed some major parts of Deer Lodge. Contractors will let Alex know the exact date they will be in the neighborhood.

B. **CUSTOM STREET SIGNS**

There was nothing to report at this time.

C. **EXTENDING OF WEBMASTER SERVICES INTO 2023**

The Board approved \$600 for webmaster services in 2023. Ashley gave a summary of what all she had done in 2022.

D. **SPRING REFRESH ON ENTRANCE FLOWER BEDS**

Mike reported on updates with Justin Ulbricht. He sent recommendations to Mike. Total costs would be about \$900. (The Board will look at preventative efforts to prevent the back flow from breaking every year) Jim motions for an additional \$600 to cover the spring refresh plus water repairs. Alex seconds the motion, and it carries.

E. **ANNUAL MEETING PLANS FOR 23 APRIL 2023 & DIRECTOR ELECTION**

The mailout has been worked out and will be sent. Alex and Mike will take care of the drinks and coolers. The social committee will bring cookies.

F. **CCPOA 30<sup>TH</sup> ANNIVERSARY PARTY PLANS FOR 26 MARCH 2023**

All reports were very positive! There were almost 150 people in attendance.

**NEW BUSINESS**

- A. PROPOSED GIRL SCOUT PROJECT MINI LIBRARY AT ENTRANCE SIGN – PRESENTATION BY GRACIE CHRISTIAN OR BRIEFING BY DON CHANCE  
Gracie Christian presented her project idea to the Board. Don Chance met with her and discussed ideas too. Jim motions for the Board to approve subject to ACC approval. Eric seconds the motion, and it carries. Gracie will also have to get approval from the girls scout council.
- B. STAFFING DIRECTOR POSITIONS FOR 2023 – HONSINGER, CHAPPELL, CARLIN, CHISHOLM  
Jim Carlin has submitted his resignation from the Board. Nick Chisholm has volunteered to step in and serve. Jim motions to appoint Nick to the remainder of Jim Carlin’s term. Alex seconds the motion, and it carries.
- C. NEIGHBORHOOD DIRECTORY - PUBLICATION VS ONLINE  
Barbara McManus has brought up putting together a hard copy of a community directory. There was a lot of discussion.

**CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS**

**OPEN FLOOR TO PROPERTY OWNERS – 10 MINUTES**

There was nothing discussed.

The Board adjourned the Open Session at 8:21 p.m.

They called the Executive Session to order at 8:22 p.m.

**EXECUTIVE SESSION**

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

The Board adjourned for summary of Executive Session at 8:40 p.m.

**SUMMARY OF EXECUTIVE SESSION FOR GUESTS:**

The Board discussed ACC, collections, and deed violations.

**ADJOURNMENT:**

There being no further business, the meeting adjourned 8:41 p.m.

Minutes prepared as written by Felicia Leflar

Approved by: \_\_\_\_\_  
Position: \_\_\_\_\_ Date: \_\_\_\_\_