CIMARRON COUNTRY PROPERTY OWNERS' ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CIMARRON COUNTRY PROPERTY OWNERS' ASSOCIATION HELD December 2nd, 2025.

Meeting Held in person and via teams.

DIRECTOR'S PRESENT:

Eric A.
Janet Meaux
Jackie Williams
Randall Streitmatter

IMC

Atlanta Austin (Via Teams)

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. Janet Meaux called the open session to order at 6:10p.m.

DISCUSSION OF MINUTES:

The minutes of the Board meeting held August 5TH, 2025, were reviewed, Jackie motions to approve the minutes Eric. seconds. (4 -Ayes)

CCPOA/ACC Chairman Report

- Jim N. recaps ACC 2025 (so far): There have been 18 applications submitted since January and 18 were approved. 0 Pending.
- The applications were sent in for pools, fences and shops.

FINANCIALS

- Jackie Reviews the financials to the group.
- Jackie motions to accept the financials as they are presented.

- **OLD BUSINESS**

A. FLOCK SECURITY CAMERA

- The Camera is up and working as it should. No issues reported at this time. (About 1100 pictures a day)

B. WILDFLOWER PLANTING/MOWING.

- No report- Scott absent.

C. PIPESTONE.

- There was general discussion about the easement located on Pipestone, posing a risk being purchased by the county with intent to turn it into an operational street.
- The Board intends on fighting it if it does happen. (this issue is ongoing).

NEW BUSINESS

A. ANNUAL MEETING
- The 2026 Annual meeting will be set for February 8th at 2pm. The location will be announced later when notice goes out.
- Eric A. will be up for reelection and has decided to re-run.

B. WELCOME BASKETS
- There were general discussion welcome baskets for new homeowners in the community the Welcome committee has asked for $20 per bag to not exceed $200.00 – Approved- (4-ayes)

C. CIMMARRONS POSTAL CARRIER
- The Board discussed Jennifer's retirement after many years as the community's postal worker. Her hard work and dedication were acknowledged. The Social Committee will look into ways to show appreciation and wish her a happy retirement

CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS

The Board adjourned the Open Session at 6:50p.m.

They called the Executive Session to order at 6:51p.m.

EXECUTIVE SESSION

A. CALL TO ORDER

B. ARCHITECTURAL CONTROL

C. LEGAL

D. DEED VIOLATIONS

E. COLLECTIONS

F. ADJOURN

The Board adjourned for the summary of Executive Session at 7:11 p.m.

<u>SUMMARY OF EXECUTIVE SESSION FOR GUESTS:</u>
The Board discussed ACC, collections, and deed violations.

<u>ADJOURNMENT:</u>
There being no further business, the meeting adjourned 7:11 p.m.

Minutes prepared as written by Atlanta Austin

Approved by: ____________________________________