

**CIMARRON COUNTRY PROPERTY OWNERS ASSOCIATION  
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CIMARRON COUNTRY PROPERTY  
OWNERS ASSOCIATION HELD JANUARY 4, 2022**

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*Meeting Held at Carlin Home and Via Teams*

**DIRECTORS PRESENT:**

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

**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 December 14, 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 on current applications. He also reported that the ACC Guidelines are completed and agreed upon by both the Board and ACC Committee. Once signed and notarized, they will be filed.

**FINANCIALS**

Jim reported on financials through November 2021. Alex motions to approve financials. Jim C. seconds the motion, and it carries.

**OLD BUSINESS**

- A. UTILITY BOX LANDSCAPING  
Mike is waiting on a quote from Justin U.
- B. WEBSITE-BASED EMAIL ACCOUNTS FOR DIRECTORS  
There were no new updates.
- C. CONSIDERATION OF PURCHASING A CC LOT BY THE POA  
There were no new updates.
- D. ROADS/SIGNS/TREE TRIMMING  
Alex will be able to meet with Charles Riley this month. He will also have to do a lot of communicating with the county regarding the street sign replacement project. Jim H. and his wife have volunteered to help with the design aspect of the project.
- E. NEW VANTACA SOFTWARE BEING USED BY IMC  
There was discussion regarding the error in the statements sent out for 2022. John M. motions to have IMC mail the explanation letter that was emailed out to everyone along with the notice and call for the 2022 annual election. Jim C. seconds the motion, and it carries. IMC will pay for the statement error bill.

**NEW BUSINESS**

- A. MARCH 6 ANNUAL MEETING PLANNING AND NOTIFICATIONS TO PROPERTY OWNERS  
Notice and call will be sent with the explanation letter mentioned above in E. The deadline will be February 7<sup>th</sup> so they can get the ballot/proxy, agenda, etc. mailed out prior to the annual meeting.

B. WELCOME COMMITTEE UPDATE

Committee members Felicia Hill, Barbara McManus, and Rachel Holcombe were present. The committee talked about all of their ideas in progress. They are very interested in doing an updated hard copy directory.

**CONFIRMATION OF ACTIONS TAKEN BETWEEN MEETINGS**

There was nothing to ratify.

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

There was general discussion.

The Board adjourned the Open Session at 8:04 p.m.

They called the Executive Session to order at 8:08 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 8:19 p.m.

**SUMMARY OF EXECUTIVE SESSION FOR GUESTS:**

The Board discussed collections and deed violations.

**ADJOURNMENT:**

There being no further business, the meeting adjourned 8:20 p.m.

Minutes prepared as written by Felicia Leflar

Approved by: \_\_\_\_\_

Position: \_\_\_\_\_ Date: \_\_\_\_\_