

**CIMARRON COUNTRY PROPERTY OWNERS ASSOCIATION
MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF CIMARRON COUNTRY PROPERTY
OWNERS ASSOCIATION HELD FEBRUARY 15, 2022**

Meeting Held at Carlin Home and Via Teams

DIRECTORS PRESENT:

Alex Chappell
Jim Carlin
Jim Hagemann
Mike Honsinger 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 6:15 p.m.

DISCUSSION OF MINUTES:

The minutes of the Board meeting held January 4, 2022, 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. (Replace app in portal). It was a slow start to the year, but things are picking up now.

FINANCIALS

Jim reported on financials for December 2021 and January 2022. Alex motions to approve financials. Jim C. seconds the motion, and it carries.

OLD BUSINESS

A. UTILITY BOX LANDSCAPING

Mike is still working on this with Justin. Justin did take down the Christmas lights, but no further thoughts on how to cover up the utility boxes. Still working on the sign to put on the back of the front Cimarron Country sign.

B. WEBSITE-BASED EMAIL ACCOUNTS FOR DIRECTORS

There were no new updates.

C. CONSIDERATION OF PURCHASING A CC LOT BY THE POA

Jim reported that the realtor came back with some suggestions. The Lot is 2.07 acres listed at \$150,000. He said to go in aggressively would be to offer \$110,000. Mike will bring this up at the annual meeting for discussion.

D. ROADS/SIGNS/TREE TRIMMING

Alex met with Charlie Riley within the last month. They looked at washouts. Three of those major areas have already been worked on this week. They discussed other items, and Alex will follow up. Alex also met the the county guy who deals with street signs. He has about half of the neighborhood mapped out. Once the mapping is complete, they can go get full quote. Alex discussed with Charlie and his contractor about repaving the roads in the community. They agreed Cimarron could use a repaving. His first offer was to do all of Deer Lodge first, and then sections each year going forward for the next four or five years. They did not get to tree trimming yet.

E. NEW VANTACA SOFTWARE BEING USED BY IMC

There was general discussion.

NEW BUSINESS

- A. MARCH 6 ANNUAL MEETING PLANNING AND NOTIFICATIONS TO PROPERTY OWNERS
Notice and call were sent. The agenda and ballot/proxy were sent out to all owners today. Barbara from the welcome committee went to the KOC hall regarding food and alcohol. There are normally food trucks there, but they may be gone because of rodeo. The welcome committee will try to come up with ideas for snacks and drinks to bring. It is possible that Charlie Riley is going to be attending the meeting.

- B. WELCOME COMMITTEE UPDATE
Felicia Hill presented the welcome letter they have put together for new owners. They have a bag they put together with a lot of info and some gifts. Felicia H. Also reported on some new owners they have met recently. They are also looking at some ideas for updating the hard copy directories. Jim H. Motions to approve up to \$300 for welcome gifts to new owners (with the idea of under \$10 per bag), Alex 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 nothing discussed.

The Board adjourned the Open Session at 7:31 p.m.

They called the Executive Session to order at 7:40 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 8:15 p.m.

SUMMARY OF EXECUTIVE SESSION FOR GUESTS:

The Board discussed collections and deed violations.

ADJOURNMENT:

There being no further business, the meeting adjourned 8:16 p.m.

Minutes prepared as written by Felicia Leflar

Approved by: _____
Position: _____ Date: _____