

Comanche Creek Ranch Owners Association, Inc
Annual Board Meeting, 2/4/23 10AM
Location: The Elbert Mercantile

Call to order-

Roll Call: Sharon Siddons, (24)Pres
Lindsey Hassell, (9) VP/Sec.
Doug Williams, (21)Treasurer

Quorum met

Policy Re: Conduct of Meetings #8 signed July 2017: Note taking permitted. Audio/Video recording of any meeting by owners is prohibited except for the purposes of the Secretary taking minutes. Proof of notice was sent via email.

Attendees: Daniel Pearson (5)
Steven Nichols (25)
Terri Duffy (12)
Milt and Jackie Johnson (11)
Travis Thayer (9)
Sally Giles (14)
Don Sinel (4)
Shannon Smith (23)
Cathie Collins and Robert Ostrander(17)
Charles R Hoy (2)
Cynthia and Derrick Riley
Anton and Eda Rager (16)
Jeff Lawson (1)
Eddy Sanders (20)
Robert and Gay Thomason (10)

Proxies: Doug Williams (22)
Tom Wendel (6)
Chris and Jamil Bailey (8)
Michael Johnson (3)
Archie Dreisbach (19)

Approval of 2022 Annual Meeting Minutes:

- Corrections: 12 tracts represented, 5 proxies
- Nomination of VP/Sec was clarified. 13 (LH) to 3 (SG) 1 absentia.
- There was a vote by straw poll, not secret ballot, to determine interest in updating the HOA governing documents. (14-3)
- New business proposal to increase annual dues, majority vote of 10%.

Sally Giles makes a motion to accept minutes, Dan Pierson seconds.

Non Profit Status, anything extra is put into reserves

Sally Giles make a motion to accept, Dan Pierson seconds

2023 budget approval

- Are legal fees under budgeted? Last year legal feed high due to issues with many tracts.
- Dan Pierson motions to accept budget, Randy Ensign seconds

President's report:

- The 10% increase in dues will be used for the roads.
- Meeting packets were sent out by email rather than snail mail.
- We have been working on redrafting the documents, just received the initial draft back from Mr Beck last week
- Update on seller documents being returned to CCROA

Vice President/ VP has no report

Treasurer's report:

- The profit and loss report was missing the dues from one tract due to the payment being received after the end of the year.
- Road report: there was no road base added this year due to increased cost.
- A different road solution was brought up that seals the roads and then they no longer need to be graded. Downsides include needing a

- certain depth of road base, potential impact to the environment, and the high cost.
- Texas crossing is in need of repair, have had an estimate, but there are concerns from community members about the methods suggested for repair.
- Discussion of cameras at each entrance for safety.

ACC:

- Approved 4 projects this year
- Milt Johnson resigned his position
- Need a volunteer for his position
- Robert Thomason volunteers to take his spot.

Webmaster:

- 144 views/month for year 2022
- requests minutes from current Secretary
- Needs current State Farm liability certificate

Dan Pierson:

- Community Messenger system- either text stream or App
- Only included on an opt in basis
- Please sign up if interested
- Could be done with Dan moderating App
- What if people don't have a smart phone?
- Some people uncomfortable with App's
- Text stream does have complications that only a limit number of people can be included in one stream

Voting for President:

- Dan Pierson nominated
- Michael Johnson nominated
- MJ- 11 DP-9 1 absentia
- Will MJ keep ACC position- he will maintain both roles
- Dan Pierson volunteered to the ACC

Revision of the governing documents:

- We will send out what we received from Mr. Beck to the community.
- Gay Thomason would like a committee formed to review document.
- We will have a special meeting so everyone can have their say.
- Robert Thomason would like the information disseminated better.
- There will be no special assessment for the lawyer at this point.

Open forum

Milt Johnson motions to adjourn, Travis Thayer seconds.