

Comanche Creek Ranch Owners' Association, Inc.
Regular Board Meeting
Dec. 4, 2019
Elizabeth Library
Meeting Minutes

Call To Order: 10:30 A.M.

Agenda: ACC
Roads
Board Dealings w/
realtors
status letters
covenant questions
tract 18 request
Prepare Annual Meeting
Budget Prep for 2020

Roll Call: Milt Johnson, Pres.
Sally Giles, VP/Secretary
Jeff Briscoe, Treasurer
Quorum requirements were met

Attendees: Randy Ensign, Steve Wysocki, Jackie Johnson,
Sharon Siddons, Sherwin Van Kooten, Dennis Duffy,
Robert Ostrander, Doug & Sandra Williams, Don Sinel
Eddy Sanders

The meeting was called to order at 10:30 a.m. by Pres. Milt Johnson.

First item of discussion, Architectural Control Committee members stated there were no delinquent or pending projects.

Second item of discussion, roads. CCROA has to husband our

funds closely therefore we will rely on volunteers for snow removal at this time. Sherwin Van Kooten was thanked and applauded for volunteering his time and effort in snow clearing the last significant snow storm. He did a fantastic job. We will use Plan A of current volunteers Milt, Jeff, Sherwin and Doug. Plan B is to hire out snow removal needs. We have one bid and will not shop this around.

Mr. Sinel suggested the association implement a one time assessment of \$50 - \$100 per tract to add to the reserves. This will be put to a vote at the annual meeting.

Third item on the agenda, Board dealings with Realtors, status letters, covenant questions. Our initial response is to make sure the governing documents have been read and give out the accurate website address. The Board does their best to answer specific covenant questions in an accurate and timely manner. Addressing Tract 18 request, it was made clear that no realtor or potential buyer has ever contacted the Board with questions. In regards to declaration article 5.00, 5.03 G, the Board of Directors does not believe it is ambiguous. The specific request was denied.

Annual meeting preparation was discussed and a date chosen.

The Budget for 2020 was prepared.

Adjournment:

Sally Giles made a motion to adjourn. Jeff Briscoe seconded the motion.

The meeting was adjourned at 11:54 a.m.

Submitted by Sally Giles, VP/Secretary

