

Comanche Creek Ranch Owners' Association, Inc.
Regular Board Meeting, 11/15/21
Location: Williams Residence

Call To Order: 10:32 a.m.

Roll Call: Sharon Siddons, Pres.
Sally Giles, VP/Sec.
Doug Williams, Treasurer

Attendees: Dennis Duffy, Tract 12
Terri Duffy, Tract 12
Dan Pearson, Tract 5
Robert Ostrander, resident Tract 17
Robert Thomasson, Tract 10

Agenda: Budget for 2022
Plan for Annual Meeting
Open Forum
Executive Session

Minutes:

The CCROA Budget was reviewed line by line. The board agreed to having no changes for the 2022 budget.

Plans for the annual meeting: The mercantile building has been reserved. Various information needed in the annual packet was discussed and approved. Envelopes were provided. It was decided to use a business center to print the packet material.

Open Forum:

Dan Pearson mentioned we need to plan for inflation costs pertaining to road material and fuel costs being passed on to us, the customer. The board agreed that it's a very valid point.

Robert Thomasson brought to the board's attention that there have been unattended dogs on the road when he and Gaye walk. This can easily cause a fall and potential injury. He also asked if the board will consider putting up more speed limit signs as well as a "children playing" sign at Wendel's property. The board responded that we put up "children playing" signs at both entrances.

Dennis Duffy brought up the subject of an increasing number of unidentified car/truck traffic in our community. Sally Giles told of recently having a car trespass down her driveway. Dan Pearson suggested we consider a community group text, with ability to opt out, for neighborhood watch and for emergency purposes.

Robert Ostrander voiced concern of road material along the sides of the roads being pushed into the ditches once we have a snow large enough to utilize a snowplow. A grading will be needed to get the material back to center and then spread out again. The board discussed that no moisture is in the foreseeable weather forecast and that a water truck is cost prohibitive. Doug will speak with Bijou Grading about the possibility and effectiveness of a dry grading.

Executive Session:

Entered at 11:20 a.m and exited at 11:40 a.m.

Adjournment:

Doug Williams made a motion to adjourn, Sally Giles seconded the motion. The meeting was adjourned at 11:44 a.m.

Submitted by VP/Secretary
Sally Giles