

Cave Creek & Comanche Hills Property Owners Association
Annual Meeting Minutes
Held on October 16th, 2022 at 10:15 am
at the CC&CH HeliPad, Rocksprings, Texas

President Michael Betts called the meeting to order at 10:15 AM.

POA President Betts greeted all in attendance and introduced the POA Board Members to the audience.

POA Board Members included:

President, Michael Betts
Vice- President, Clint Smith
Treasurer, Ibaldo Borrego
Secretary, Amy Stahl

*Property Owners in attendance included: Mike and Lesha Betts, Jeff and Cathy Bagwell, Bill and Deana Hester, Darrell Cooke, Larry & Kim Kroesche, Steve and Judy Nagy, Russ Pape, Jim and Jonna Prescott, Judy & Danny Bench, Patrick and Amy Stahl, Steve and Karen Thomas, Allison Woodward, Kevin Woodward, , Mo Smith, Clint Smith, Karen & Steve Thomas, Ibaldo Borrego, Terry Elliott, William and Ashley Hester, Roxanne Wunderlich, Tony Felan

*Secretary Amy Stahl presented/read the Minutes from the 2021 annual meeting. The Minutes were approved as read. Motioned by President Mike Betts and seconded by Cathy Bagwell to accept. Motion approved.

*Treasurer Ibaldo Borrego presented the Financial Report. The report was approved as read. Motioned by Jim Prescott and seconded by Russ Pape to accept. Motion approved.

New Business:

***Update on POA priority for 2022** – It came to our attention during the last year and a half that we are considered an Unincorporated POA. We have been operating as unincorporated since initially formed. Being unincorporated leaves the individual Board members personally exposed and are not as protected as they would be if we were incorporated. POAs are to file franchise tax return, along with any and all required annual forms to maintain this status. No one knew these nuances of POA regulations, so paperwork fell behind. The Board spent the year correcting old forms and filing all required documentation going all the way back to 2006. Now that we are all caught up, we have hit a stopping point as we cannot move forward to *reinstate* our incorporated status. After consultation with legal counsel, it is better and likely cheaper to just re-file as a new entity and start fresh. Upon review on our Bylaws, there are some corrections needed, so it makes sense to start over. Bill Hester raised concerns that going through this process could be expensive and wanted if we foresaw dues needing to be increased. We already have

funds set aside for legal matters for the POA, so we intend to use those funds to get our Incorporated status done and revise our Bylaws. No increase in annual dues would be required. Lesha Betts read through all her notes as she took summary, we have always operated as a POA and it was agreed that having a POA was preferable to represent the ranch community and have people who were in charge of running a budget. Amy Stahl reminds the community that the Board members are Property Owners first, and VOLUNTEER BOARD Members second, followed by any Special Committee Members for committees that may be formed at any point in the future. The Board is the “face” of all property owners, to be the legal entity that represents all property owners in CCCH. As such it is important to have the proper structure to protect the Board so they can protect and represent the community at large. An in person vote was taken and the majority of those present agreed that starting fresh with new Incorporation for our POA made the most sense. It was agreed that after Incorporation, any changes to the Bylaws would be sent to all community members to be voted upon before any changes are adopted. Board will continue to operate by current bylaws until all changes are approved. The board estimates the full budget for legal and administrative expenses in 2022-2023 Board Year to be approximately \$5,000.

The Board’s primary functions are to help manage disputes between community members, arrange for subdivision road maintenance, arranges and pays for all community well repairs, electric bill for water pump, maintain well and well house, among other administrative and management duties as required. Board operates by unanimous consent among Board members. All issues posed to the Board are discussed and voted upon by unanimous consent of Board members. The Board meets regularly to discuss matters as they arise and decide the best course of action for the best interest of the community at large.

***Website** – The POA website CCCHPOA.ORG is becoming available in April 2023. We can use GoDaddy.com “brokerage” to help us purchase the name for \$69. We can use a website hosting company for content management. Website costs are estimated to be about \$250 per year.

***Road Work** – Mike Betts reported that we can contract with Grooms to come in and lay down coleche to help fix some areas of our subdivision road work budget is estimated to remain approximately \$10,000 for the year. Road work is scheduled to begin after the hunting season and after the rainy season.

***Tree Trimming** – Throughout the subdivision, mesquite trees are overhanging the road and creating road hazards along CR450 and SD roads. It is requested that all property owners who have mesquite trees encroaching out onto the roads, please trim your trees. This has not changed, so we need landowners to tend their shrubbery and trees along subdivision and county roads.

***Community Water Well Pump House** – We have had several costly repairs to the water well pump recently. The pump house has been completed and insulated. Well pump house is locked to prevent tampering with well equipment. Budget set aside for Well Repair and Maintenance is estimated at \$3,500 plus Electricity for the well pump estimated to be approximately \$750.

***Water and Cattle Report** – All well lines have gauges so that water usage can be monitored and reported to the community. Jim Prescott has been facilitating well since this summer and is happy to report that C1 well is full and all other

wells are in good shape. Several neighbors have put in rain catchment systems and are making an attempt to relieve pressure on the C1 tank. Due to all landowners in the area who have their own wells tapping into the same water source, the groundwater is under pressure every day. Rain catchment, as always, it is recommended for all property owners to help alleviate the stress on the water table. All wells in the area are tapping into the same water source, so all property owners need to help ease the pressure by doing as much as they can to create rain catchment on their property and for their wildlife watering needs.

Grooms has water delivery service, and it is estimated to cost approximately \$300 for 6000 gallons to be delivered to our area should anyone be interested in having water delivered.

If the well and the pump are allowed to rest and the water table is able to build back up, we can reduce the stress on our water system and the shared water table. We still need everyone to agree to pump the well slowly so that we can allow for the water table to recharge.

***Election of New POA Board Members** – Amy Stahl called for any new nominations for any positions to the POA Board for the 2022-2023 year. By mail, Jim Prescott was nominated for President, Russ Pape was nominated for President, Steve Nagy was nominated for Vice President and ran unopposed, Ibaldo Borrego was nominated for Treasurer and ran unopposed, Amy Stahl was nominated for Secretary and ran unopposed.

New Board members were voted on by paper vote and votes were counted by Ashten Smith (wife of Clint Smith, retiring Vice President). Votes by all in attendance resulted in the following New Board Members.

New POA Board Members:	President, Jim Prescott
	Vice President, Steve Nagy
	Secretary, Amy Stahl
	Treasurer, Ibaldo Borrego

President Betts thanked the Board members for all their hard work this year and asked if there was any other business to discuss with no response.

***Adjournment:** President Betts officially adjourned the meeting at 1:00PM after the commencement of fish fry and voting tally was complete. Motioned by Amy Stahl and seconded by Mike Betts. Motion approved and meeting adjourned.