

Council Creek South Property Owners Association, Inc.  
Executive Board Meeting  
March 17, 2007

The meeting was called to order by the president, Hessie Brawley. C.B. Harrah was welcomed as new board member and Vice President. Minutes from the last meeting were e-mailed to members. They were approved as sent.

Suzi Campagna presented the treasurer's report. There is enough money for one mailbox cover, so it will be started soon. Space will be left for a locking sign for posting notices as a part of the mailbox cover. Mary Cardiff has extra white rock she will donate to be used for the project. There is approximate \$2000 in the road maintenance fund, so we will need to look at prioritizing how we will use the money this year. Use of dues will be decided on as the community development plan is fine-tuned.

Susan Cowan reported on the ongoing development of the website. The developer is about a week behind, but the website should be up and running by the picnic.

Hessie Brawley will check with Jack Owen, Jr., to see what needs to be done to fill in the blanks that currently exist in the bylaws. C.B. Harrah mentioned adding a section to clarify election procedures and there was some discussion about the possible need for that addition and what it might look like. Hessie Brawley volunteered to head up the committee to look at revising by-laws. As the community development plan evolves, the plan will be presented to the general membership and volunteers for this and other committees will be sought.

There was some discussion regarding the neighborhood clean-up scheduled for April 14. Hessie will follow up with Bill Neve to see if he can trim the road side areas prior to the clean up. She will get some additional nail sticks, and Suzi Campagna will get drinks. Hessie will ask Bill if inmates can trim roads/pick up trash, etc.

The issue of the document filed on February 7, 2005, was raised. The board questions why the Texas Property Code Chapter 209 - Texas Residential Property Owners Protection Act was filed by the then president of the CCSPOA. There was a question of whether or not it affects enforcement of the deed restrictions and whether or not the term "applied" implies a different level of requirements than "enforced?"

The format for the annual meeting was discussed and a draft agenda developed. Mary will talk to Frank Grubbs to see if the ELBVFD would like to report on any developments, etc., and if there is electricity at the park for the picnic. A motion and second to build a barbecue pit in the park with costs not to exceed \$500 of POA funds. The motion passed – C.B. will follow up. Mary will get estimated costs for food for the picnic and have that information available at the clean up date.

A draft of a Community Development Plan was reviewed. C.B. explained the various facets of the draft and the reasoning behind them. Board members will review and provide any input to him. Agreed upon changes, if any, will be made, and copies will be available for review at the general meeting.

The meeting was adjourned.