



Meeting Minutes
Annual Meeting of the Creekwood Property Owners Association
27 October 2012

The meeting was called to order at 11:50 AM by Pres. Brian Horton. Twenty-three property owners were present and three proxies were held by the board

President Horton made welcome comments to those assembled for the meeting and followed up with an introduction of the members of the Board of Directors.

The minutes of the Annual Meeting of 29 October 2011 were read by Secretary Stutsman. Carol Stegman motioned that the minutes be accepted as read, that motion was seconded by Ellen Stutsman and by vote of those in attendance, the minutes were accepted.

President Horton commented five homes and two lots were sold in the neighborhood during the last year with the price range for the homes being \$237,000.00 to 750,000.00 and the average sales price being \$438,900.00. The two lots sold, were priced at \$35,900.00 (1.5 ac.) and 37,900.00 (2.6 ac.) respectively. He also pointed out there are two lots currently for sale in the neighborhood. President went on to say it was our collective responsibility to maintain our homes and properties so as to retain property values of every resident, that being in the interest of all and for the common good.

Secretary Stutsman discussed an Electronic Communications form available at the registration table. The purpose of the form is to provide every resident a vehicle to list their personal email address with the Board of Directors. Stutsman explained the POA was going electronic communications in order to save the costs of producing, preparing and mailing information to the membership and if the resident provides an email address any communications will be forwarded to that member directly. Conversely if the resident does not provide an email address, those communications would be available to all residents, but only on the POA website (www.creekwoodranches.com).

Treasurer, Joann Beissner read the treasurer's report and budget for the coming year (attached to this document). She discussed a \$5000.00 budget item for legal services which might be required to ensure the CRPOA was in concert with new laws passed by the state of Texas concerning home Owners and Property Owners associations. Secretary Stutsman briefly discussed some of the new legislation and President Horton commented many of the new laws involved compliance issues and may require changes to the association By-Laws and Restrictions.

John Ousset questioned what the compliance matters might be and asked for a listing of which by-laws might be required and was told that is the issue requiring discussion with an attorney so the association met all requirements. Treasures Beissner also commented there were \$2700.00 in outstanding unpaid association dues and commented that \$400.00 in dues was collected at the beginning of the meeting registration. Alex Phelan motioned that the Treasurer's report be accepted as read with the motion being seconded by Greg Senulis By unanimous vote of those attending, the Treasurer's Report was accepted as read.

President Horton discussed the need for election of new representative and officers of the Board of Directors as both he and Treasurer were stepping down due to employment of personal reasons. President Horton asked for volunteers to stand for election to the Board. There being no volunteers, Carole Stegman nominated Cheryl Smith for the position of At-Large member of the Board, the motion was seconded by Margaret Ousset. By unanimous vote of those assembled, Cheryl Smith was elected. Stegman also nominated Dr. Warren Otterson for the position of President with the motion being seconded by Margaret Ousset. Dr. Otterson accepted the nomination and by unanimous vote was elected to the Board.

President Horton discussed the possibility of establishing an annual cap on the amount of dues increase and after discussion by the membership the matter was tabled for further research prior to submission to a vote.

Greg Senulis asked about new construction in the neighborhood and was told there was currently only one home being constructed and it was located on Eagles View and the builder was Tilson Homes. Mrs. Peggy Maxwell asked about dead animal pickup and was told that task is the responsibility of Comal County and if anyone notices a dead animal in the neighborhood they should call the county. Mr. Scott Shepherd asked about the possibility of scheduled recycle pick-up and was told that as all members contract their trash pick-up that issue must be taken up with their individual refuse service. He was also told of recycle points in Bulverde as well as the Comal County Recycle Center on Highway 46 near New Braunfels. Mr. Shepherd also asked about a community dumpster for junk as had been done in years past. He was told that due to some irresponsible persons placing prohibited items in the dumpster and others depositing items on the ground outside the dumpster; the association could no longer sponsor a dumpster since it would require 24 hour monitoring while in the neighborhood. Mr. Shepherd also expressed his dislike for a vine growing in and on the

entrance sign for the neighborhood and was told he is welcome to volunteer for the Landscape Committee and to remove the vine should he care to do so.

With the business of the association having been completed, drawing for door prizes was undertaken. Sherilyn Beckmann and Gail Senulis each won \$20.00 door prizes; outgoing President Horton won a \$50.00 door prize. Center piece mums were won by Joann Beissner; John Ousset; Mr. Shepherd; Mr. Jalal Houshmand and Paulette Standard.

All business of the association being complete, President Horton motioned that the meeting be closed. With a second by John Ousset and unanimous vote of those in attendance, the meeting was closed at 12:55 pm.

All attending members were invited to enjoy a barbecue lunch sponsored by the association.

**Creekwood Ranches Property Owners Association, Inc.
2012 Annual Income & Projected Expenditures
Through Dec. 31, 2012**

Approved 2012 Budget at 2011 Annual Meeting	\$ 12,701.00
2012 Dues Collected through 10/27/2011	\$ 12,900.00
2012 Dues Uncollected	\$ 2,700.00

Expenditures 2012

Property Tax – Common Areas	\$ 30.00
Required Liability Insurance	3,300.00
Utilities – Street Lights	1,105.00
Website	172.00
Maintenance – Park & Front Entrance	2,380.00
Signage	300.00
Printing & Postage	500.00
Office Supplies	100.00
Income Tax – Bookkeeping	1,400.00
Legal Fees	360.00
Events – Community Garages Sale	45.00
Annual Meeting & Picnic	1,326.00
Total 2012 Expenditures	\$11,018.00
Legal Fees for State POA Compliance	\$5,000.00
Proposed 2013 Budget	\$16,018.00

Oct. 27, 2012

12:13 PM
10/22/12
Cash Basis

Creekwood Ranches POA, Inc.
Profit & Loss
January through December 2012

	<u>Jan - Dec 12</u>
Income	
Dues for 2008	75.00
Dues for 2009	75.00
Dues for 2010	100.00
Dues for 2011	900.00
Dues for 2012	13,200.00
Interest Inc	56.10
Lien Fees	98.00
Total Income	<u>14,504.10</u>
Expense	
Ads	177.00
Annual Meeting	804.25
Insurance	3,295.95
Legal-Prof Fees	
Lien Fees	96.00
Legal-Prof Fees - Other	900.00
Total Legal-Prof Fees	<u>996.00</u>
Park / Front Maintenance	
Sign	289.25
Park / Front Maintenance - Other	2,170.00
Total Park / Front Maintenance	<u>2,459.25</u>
Postage and Delivery	159.52
Rent Paid	180.00
Utilities	
Electricity for Street Lights	899.82
Telephone	145.46
Total Utilities	<u>1,045.28</u>
Total Expense	<u>9,117.25</u>
Net Income	<u><u>5,386.85</u></u>

12:14 PM
10/22/12
Cash Basis

Creekwood Ranches POA, Inc.
Balance Sheet
As of October 22, 2012

	<u>Oct 22, 12</u>
ASSETS	
Current Assets	
Checking/Savings	
Blanco Bank CD 20036	21,091.91
Blanco Bank Money Market 6492	5,086.94
Blanco Natl Bank 6700	20,053.52
Security State Bank-3659	-21.14
Total Checking/Savings	<u>46,211.23</u>
Total Current Assets	<u>46,211.23</u>
TOTAL ASSETS	<u>46,211.23</u>
LIABILITIES & EQUITY	
Equity	
30000 · Opening Bal Equity	36,116.29
32000 · Retained Earnings	4,708.09
Net Income	5,386.85
Total Equity	<u>46,211.23</u>
TOTAL LIABILITIES & EQUITY	<u>46,211.23</u>