

**Meeting Minutes of the Annual Meeting of the Creekwood Property Owners Association
03 April 2012**

The meeting was called to order at 6:50 pm at 6011 Shadow Glen, Spring Branch, TX 78070..

Board Members Present: Paulette Standard, Unit II
 Carole Stegman, At Large
 JoAnn Beissner, Treasurer
 Kathy Smith, Unit III
 Donald Skrovan, Unit IV
 Donald Stutsman, Secretary

Meeting minutes from the previous Board meeting were read by Don Stutsman. JoAnn Beissner motioned that the minutes be accepted as read, second by Paulette Standard. There being no opposition, the motion carried and the minutes were approved.

Old Business:

Discussion ensued concerning the allegation that property a property owner possessed and was residing in a 'trailer' on his property. To date no evidence has been produced to validate the claim. Donald Skrovan, who previously stated he was acquainted with the property owner, stated he had not seen or been in contact with the property owner since the last meeting. There being no verification as to the validity of the claim, the issue is tabled.

Discussion as to potential meeting sites for the Board Meetings disclosed Paulette Standard had checked with the local Bulverde-Spring Branch Library does have space available for the purpose of meetings; however, discussion revealed the majority of Board members desired to continue to meet in the residence of one of the board members and the matter was tabled.

New Business:

A discussion ensued concerning the scheduled Community Garage Sale (19 May 2010). Carole Stegman volunteered to take care of necessary signage for the event and to post a sign at the entrance to the neighborhood. Kathy Smith presented the draft of advertising to be placed in the School Life paper, a Comal County communication with a circulation of approximately 15,000.

Kathy Smith further stated she would check on costs and process for advertising in the San Antonio Express news. Donald Skrovan stated he would contact Ed Beissner top ensure the park is mowed prior to the event. Discussion disclosed the park is to be the official location for the Community Garage Sale; however, those residents who desire may conduct their participation in the event at their personal residences.

Donald Skrovan volunteered to coordinate with Jon Hanson to arrange for posting news of the garage sale on the CPOA web site.

Discussion ensued concerning the status of the Creekwood Connection community newsletter and Kathy Smith volunteered to coordinate with John Ousset to determine the status. The Board agreed the newsletter should be published every other month or as need to keep the community informed.

Carole Stegman asked about police concerning residents allowing trash to accumulate on their property and about the unsightly storage of old vehicles or work equipment on a property. It was agreed the Board should consult with an attorney regarding these issues. Don Stutsman suggested Carole contact Nancy Hamad (Creekwood Ranches resident) to assess these issues and newly enacted laws of the State of Texas regarding Home Owners Associations and how they affect CPOA. It was suggested Nancy Hamad be invited to attend one or more of the Board meetings.

Don Stutsman stated that in accordance with the new HOA laws, owners must be allowed to establish a payment plan so as to pay dues which are in arrears. JoAnn Beissner stated she would draft a policy for this procedure

Don Stutsman suggested JoAnn Beissner to maintain detailed notes concerning her actions as Treasurer to assure CPOA is in compliance with the new laws.. Don Stutsman further suggested that CPOA conduct all official business in writing, so as to document all practices and to allow the establishment of policies and procedures.

Discussion concerning the placement and use of informational signs at the entrance to the neighborhood involved Carole Stegman stating she had placed pipe in the earth at the entrance to facilitate temporary sign placement. Don Stutsman suggested the Board look into the purchase of a small storage container which could be placed behind the CPOA rock wall at the east side of the entrance for the purpose of storing signs and associated materials.

Next meeting date: The next Board of Directors meeting was scheduled for 10 July 2012.

Paulette Standard motioned the meeting be adjourned and the motion was seconded by Donald Skrovan.

The meeting was adjourned at 8:25 pm.