



The Creekwood Ranches Property Owners Association (CRPOA) Board of Directors meeting on 14 August 2014 was called to order by Treasurer, Paulette Standard at 7:07 pm.

Board members present were:

Paulette Standard, Treasurer

Ed Beissner

Paul Allen

Gurney King

John Ousset

Eric Siebold

Kathy Smith

Terry Potter

Jean Potter

Debra Tabek

Paulette Standard read the minutes of the previous board meeting. Motion to approve the minutes - Gurney King. Motion seconded - Ed Beissner. Motion approved.

Treasurer's Report - Paulette Standard

\$28015.75 Checking account

\$38099.57 CD (maturing 20 September 2014)

\$12142.04 Year to date income

Excess cash to be moved to CD. Amount will be determined on the renewal date.

There are currently 160 property owners. 115 are homeowners, 45 own property only.

Annual dues were received as follows:

116 paid in May 1st billing May 1

23 paid in June Reminder June 7

7 paid in July Late notice July 7

5 paid in August Final notice August 8

3 Liens

6 Unpaid

Note: 2 owners did not pay the \$15 late fee. A statement was mailed to them on August 6.
2 homes were sold in July.

OLD BUSINESS

Paulette Standard reported that Master Care is not trimming the shrubs on the front wall. A question was asked about the terms of the contract with Master Care. It is a one year contract that has expired, so they can be terminated at any time. They are to mow once per month during non-growing months, twice per month during growing months. Paulette has made two calls to the company to address this issue but has received no response to date. Paulette also noted that Ed Beissner is doing a wonderful job in caring for the park.

NEW BUSINESS

Ed Beissner reported that he is seeking bids for repairs to the concrete tables and benches at the park. He believes that 5 of them can be repaired. Ed has received two bids at this time and it appears that repairs will cost between \$500 - \$1000. He will be getting another bid and will be making sure that all bidders are properly bonded. Paulette Standard will forward all bids to David Brown.

John Ousset got catering bids for the October annual meeting. He requested bids for 100 meals.

Bill Miller restaurant was not interested.

Smoky Mo's - \$11.95 per meal which can include up to 3 meats, 3 sides, and extras, with 1 ½ hours of server time. Paulette noted that serving time requires a minimum of 100 meals.

Fritzie's BBQ - Excellent BBQ. \$14.00 per meal. 2 meats, 2 sides, 1 server. Dessert is only \$2.75. Gratuity extra.

Gennaro's Trattoria - \$18 per meal. Lasagna, bread, salad, tea, water, dessert. Servers will clean up.

Mike's in the Village - Too busy.

Eric Siebold will check out Hungry Horse and/or Guios.

In previous years 75 meals have proven to be sufficient. Last year Paulette Standard

purchased cookies from Costco for dessert (about \$50). Debra Tabek warned about possible problems with dairy products served in hot, sunny weather.

Venues

David Brown has found that GVTC meeting room is not available.

Paulette Standard advised that the library will not be available until November 1.

Kathy Smith has received no reply from the Party Ranch.

John Ousset will check out Amazing Grace Catering and meeting room.

When all bids have been received, voting can be done online.

Paulette Standard will check out center pieces and door prizes.

John Ousset will be preparing the newsletter with info of annual meeting and the proxy ballots. He would also like to welcome our new members in the community for the 2014 year in the newsletter.

Paulette suggested that it would be helpful to know by the annual meeting if the current officers on the board will be remaining in their positions. This will make for a smoother transition in the early November meeting for any open positions to be filled, if necessary.

The Board suggested that the newsletter go out by Oct 1st.

John Ousset and Paulette Standard discussed the changes that were made on the website. John is still working on the "contact us" section. Paulette asked John to correct the spelling of Deborah Mueller and to add her email address in the realtor info section. John remarked that the username and password has been changed and he would contact Jon Hanson to clarify.

David Brown had the laptop cleaned and it will be given to Ruth Stremmel for POA use. David has offered to meet with Ruth for any assistance in setting up the computer, if determined that it can be used for the POA.

Paulette Standard read the draft Compliance Complaint Form prepared by David Brown. Several concerns were brought up by board members including: attorney advice needed, follow-up on noncompliance, liens filed, etc. John Oussett volunteered to prepare an alternative draft that would present the president's guidelines more in the manner of a friendly, neighborly reminder similar to notices that have been used in the past.

Paulette Standard read the draft Welcome Letter prepared by David Brown. Board discussion led to the suggestion that the letter be confined to “welcoming” only. Jean Potter, chairperson of the welcome committee, volunteered to write a welcome letter to be presented to the board for consideration. Jean Potter requested a budget for the welcome kits. Paulette Standard will contact David Brown to determine an amount.

Paulette Standard read an email letter from Lisa and Tim Stratton advising of their resignation from the Board as well as her reply email acknowledging their action. Ed Beissner will assume the position of Unit 1 representative.

Paulette Standard said that David Brown will attempt to get the water tank trailer licensed and will try to water by gravity until the pump motor can be replaced.

An agenda item involved determining the chairperson of the architectural committee. Ed Beissner, the only committee member present, stated that he thought that Greg Senulis is chairperson. Paulette Standard will attempt to confirm this.

It was decided that an agenda item dealing with the adding of pools to the Architectural Approval form would be referred to the Architectural Committee for more information.

The discussion of the agenda for the annual meeting will be held at a later time

John Ousset made the motion to close the meeting. Seconded by Jean Potter. Meeting closed at 8:50pm.