



**Creekwood Ranches Property Owners Annual Meeting
25 October 2014**

President David Brown opened the 2014 Creekwood Ranches Property Owners Association (CRPOA) Annual meeting at 12:04 p.m. with a quorum of 40 property owners present (7 by proxy).

President Brown introduced the present Board members to the attending members.

Annual meeting minutes from 2013 were read by CRPOA Secretary, Ruth Stremmel. Upon motion from Bill Banfield and second by John Ousset, the 2013 Minutes were accepted by unanimous vote.

The 2014 Treasurer's Report was read by CRPOA Treasurer Paulette Standard. A question was raised as to what charity we donated \$100. Paulette Standard responded that it was a donation made to a charity in the name of a home owner who had died from an accident on Creekwood Pass earlier in the year and that it would be a policy that would continue with any other property owner's death.

John Ousset conducted the elections of Unit Reps. Paulette Standard nominated Ed Beissner for Unit I rep and Carole Stegman seconded the motion. Carole Stegman nominated Paulette Standard for Unit II rep and Ginger Unger seconded the motion. Margaret Ousset nominated Gurney King for Unit III rep and Greg Senulis seconded the motion. Carole Stegman nominated Donald Skrovan for

Unit IV rep and Margaret Ousset seconded the motion. Margaret Ousset nominated Greg Senulis for Vice President and Carole Stegman seconded the motion.

Jean Potter explained the Welcome Wagon program to attendees and handed out Welcome Buckets out to one of 9 new families who have moved into Creekwood Ranches since January 1, 2014.

President Brown addressed deer control. He explained that deer are the property of the State of Texas. We don't have hunting in our area so the deer population will continue to grow and problems will keep arising. If you have any problems with a dead deer, injured deer, etc. you need to call the Sheriff or the Game Warden to have it handled. Racoons and possum's also fall under the property of the State of Texas.

President Brown noted that Mountain Spring and Whispering Hills have had trouble with hogs and javelinas. It won't be long before they migrate to our subdivision if they haven't already. Our liabilities and responsibility as a Board is limited when it comes to these issues.

President Brown addressed speeding in the subdivision. If you notice anyone driving too fast, get a license plate number and contact the Sheriff's Dept. We have requested that the Sheriff's Dept. to patrol our area more often.

President Brown discussed Property Owner's Rights. Our by-laws are set in place to keep property values up.

A question was raised from the floor about the compliance process and why pools had to be approved before construction started. President Brown explained that the architectural team has to approve any new structure to make sure it is not encroaching on property lines of other properties. We are not a police agency. We address the issues but we cannot make force anyone to make corrections or place a building within the guidelines. Approval is needed for buildings, etc. for easement issues only.

Carole Stegman brought the issue of wanting to improve the park by having a Pavilion built. It could be used for our annual meetings, family gatherings, weddings or barbeques. It would require an approval of \$25,000 from our budget. Additional liability insurance for the building would cost us an additional \$20.25 per year. It would be an all metal structure which would require no maintenance and it would not require an increase in property owner's dues. President Brown brought the item to the floor for vote. John Ousset motioned that we vote and Bill Banfield seconded the motion. A vote was taken and 15 were against and 26 were for the pavilion research to begin.

There being no further business brought before the assembled Board and members; Carole Stegman motioned that the meeting be adjourned with a second from Ben Duncan. On unanimous vote of the assembled members, the 2014 Annual meeting was adjourned at 1:30 p.m.

Tickets were drawn for mums. Those holding proper ticket numbers were awarded one of four mums.

Tickets were drawn for six \$25.00 door prizes and those members holding proper tickets (Meghan Marbry, Paul Allen, Martha Stone, Diane Bolduc, Paul Comarco, Debra Gibson) were awarded a gift card for \$25.00.

Following the drawings CRPOA sponsored lunch was served while Terry Hall gave a speech about 281 and possible toll roads.