

**COMANCHE CLIFFS –HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING MINUTES**

DATE: Aug. 4, 2009

PLACE: Comanche Cliffs Lower Park

ATTENDING: Marianne Van Wagner-Jones, President
Bert Grote, Vice President
Denise Jeffreys, Treasurer
Joe Waddell, Member at Large
Diane Platt, Secretary

The meeting was called to order at 7:30 p.m. by President Marianne Van Wagner-Jones.

AGENDA

- Read and approve minutes from 7/21/09 board meeting
- Treasurer's Report
- Architectural Committee Report
- Open Forum
- Old Business
- New Business

MINUTES

Diane Platt read the minutes from the July 21, 2009 meeting. Bert Grote made the motion to accept the minutes as corrected. Denise Jeffreys seconded the motion. The motion carried.

TREASURER REPORT

Marianne reported that the current balance of the CCHOA checking account is \$5,176.70. Approximately \$6499 is owed for dues/assessments.

ARCHITECTURAL REPORT

Rob Platt, chairman of the architectural committee, reported that a covered deck had been approved for Carrie and James Scott.

C.I.A. SERVICES

Marianne reported that a workshop held at C.I.A. Services on Saturday, August 1, 2009, for people to ask questions about Ralph Troiano's report, was well attended by members of CCHOA.

OPEN FORUM

- Marlin Kedrowski made a comment that the election in December 2007 was a proper election according to Ralph Troiano.
- James Scott said that the contract for deed owners needed to be notified by the board about the upcoming August 15, 2009 election.

OLD BUSINESS

- Insurance update – Marianne said the association was going to receive quotes from the following insurance agencies: Wortham (Austin), Cohn (Lakehills), and Willis HRH (Houston).
- Bulletin Board – Joe Waddell completed the second bulletin board at the cost of \$100.00. Joe said the board was for the community to put up notices. Denise Jeffreys said the board could also be used to inform people of community about outsiders’ services available to the community. The Board agreed that no one should take down notices, unless they are offensive.

NEW BUSINESS

- Visit to the attorney – Marianne said that her visit to the attorney would not incur a cost to the homeowners association. Marianne said the Rule 11 Agreement is binding and has been signed by both attorneys. There are three documents to be filed with the court to finalize the lawsuit. One is the Rule 11 Agreement. The second is the Mutual Release Settlement Agreement which was signed by the defendants. The plaintiffs will sign the agreement. The Final Take Nothing Judgment which is normally signed by both attorneys. William Crist will sign for the plaintiffs. The defendants will sign for themselves. [NOTE: Marianne picked up the original Rule 11 Agreement at the Payne Law Firm and filed it with the Court on Aug. 10, 2009. The Mutual Release and Settlement Agreement was signed by all parties and filed with the Court on August 12, 2009. The Final Take Nothing Judgment was signed by all parties and filed with the Court on August 24, 2009. Marianne hand carried all documents for signature to avoid any additional legal fees.]
- Marianne said that she reached a “proposed” agreement of \$250.00 to be paid monthly to the lawyer based on the recommendations made in the Management and Operation Review provided by C.I.A. Services. If the outstanding balance is not paid, the lawyer could sue the CCHOA to collect. [Note: A Promissory Note in the amount of \$6,339.20 was approved by the Board and sent to the Weber Law Firm on Aug. 15, 2009.]
- Joe made a motion to contact all contract-for-deed property owners to ensure they are aware of the date and time of the annual meeting and the procedures for voting. Denise Jeffreys seconded the motion. The motion carried. Marianne will draft a letter to notify the contract for deed people about the upcoming election.

ADJOURN

Marianne Van Wagner-Jones adjourned the meeting at 8:30 p.m.

Prepared by: _____
Carrie Scott
Secretary

Approved by email vote by all Board members on 9/21/09.

Approved by: _____
Carrie Scott
Secretary

cc: CCHOA Board Members
CCHOA Meeting Minutes file
CCHOA Website