

CCHOA Meeting Minutes

Date: 12/11/06

Attendees: Tom, Max, Preston, Carter

Topics:

Per meeting Agenda:

- Pond Dam Removal
 - Dam has been removed, some work remains with grading and sod placement.
 - Both ponds are down to the original design level, which is 2 feet lower than it was.
 - The Verizon FIOS Cable got cut during the excavation and is not yet buried.
 - Estimated cost will be \$2500 and will be paid from this year's budget.
 - Need to have rock fill put into the common area drainage culvert where it has washed away.
- Regions Bank Update
 - The construction and landscape work at the bank was finished.
 - The HOA has signed off on the common grounds repairs.
- CC&R Amendment Changes
 - The proposed CC&R amendment changes were all approved.
- Electrical Provider Change
 - First Choice is still the provider of choice.
 - We will try to get the Residential Rate, which is cheaper.
- Pending Business
 - 2007 Budget
 - Current budget analysis will be an on-going effort and we will discuss options for asset reserves/dues increases/special assessments at the annual HOA Meeting.
 - Annual Meeting Preparation
 - Date for the Annual Meeting is penciled in for the first week of February.
 - Notice of Annual Meeting must be sent by Carter.
 - We will try send e-mail notifications.
 - Carter will get the old signs modified to inform homeowners entering the neighborhood of new information posted on the CCHOA web-site.
 - We will have a Dues Raffle again this year to encourage attendance.
 - We will reserve the Flower Mound Library Meeting Room again like last year.
 - Agenda will follow closely last year's and be modified by the Board.
 - We lost a Board Member (Amanda) so we will ask for more volunteers.
- Compliance Issues
 - Notices were sent out to homeowners along Old Settlers regarding the condition of their fences.
- Common Grounds Improvement
 - No new news on the pond lighting proposal.
- Asset Study Discussion
 - We have been invoiced \$1200 for the survey and it has not yet been paid.
 - Corrections to Dotson Engineering have been sent and we have not received the final version.
 - We will incorporate results into the 2007 Budget, which was approximately the same amount recommended by the Board in the 2006 Annual Meeting.
- Items in Work
 - Write up a "Mission Statement" for the HOA Board. (no activity)
 - Develop a "FAQ" section for the web-site. (no activity)
 - Hire a CPA to audit the finances prior to the 2008 Annual Meeting.
 - A Newsletter will be posted on the CCHOA web-site prior to the Annual Meeting.
 - Brick repairs to wall along Churchill Drive. (Bank work done, we'll get an estimate)