



Board Business Meeting Minutes – 07-09-2024 as amended

Meeting opened at 7:19 p.m. with a quorum present, Cy was not present. Pledges were given to the U.S. and Texas flags.

Minutes of the previous meeting were read by the Secretary. There were two corrections made. Motioned for approval was made by Bill Tuzin, 2nd by Anthony Timmermayer. The minutes were approved.

Treasurers Report was given by Bill Tuzin. Opening balance was \$36,014.75 with 11 deposits of \$7,775.74. There were 21 Checks/Debits of \$28,826.75 issued with the ending balance remaining for June 2024 of \$14,963.74. A motion to approve the report was made by Anthony Timmermayer and 2nd by Dennis Davis. The vote to accept the report was unanimous.

There was a discussion regarding membership in the POA for unrestricted lots in Unit 5 and restrictions regarding certain sections of CSRPOA persons who are not members of the POA. The subject was to allow them to join and that the decision to do so would bind the lot owner in perpetuity to obligations to pay annual member fees.

After discussion concerning this requirement, this would have to be added to the sale contract of the property and how this could be mandated. The subject was tabled subject to further research by Mr. Timmermayer. Priority of Liens or Subrogation of Liens was discussed since CSRPOA holds priority of liens.

Bill Tuzin presented a letter regarding *"notice of our deed restrictions" do not contain a subordination clause*. Ken Parnell made a motion to approve the letter as read, Dennis Davis 2nd. Motion passed with two abstentions. (at the August 13 meeting, a motion was made by Dewayne Nelson 2nd by Diana Rhodes to amend the minutes to include additional clarification of terminology and documentation, voted *to approve with changes* passed unanimously).

Old Business: President Friesenhahn gave a report on the Pool Party and thanked those members and Board members who helped. About \$30 dollars in change was donated for the pool games. Leftover food was donated to the fire house, left over watermelon rinds were donated to the deer. Discussion was made to approve the proposed budget for the new year and a motion was made by Anthony Timmermayer and 2nd by Dennis Davis. The new budget was approved.



New Business: New pool lights and illumination of the new playground were discussed. Anthony Timmermayer made a motion to purchase a submersible pool light and flood lighting for the playground area not to exceed \$200 in cost. Diana Rhondes seconded the motion which passed.

Future meetings and activities were discussed with July 19 being "Swimming Under the Stars" and the Garage Sale being scheduled for Friday and Saturday September 27 and 28. Diana Rhodes suggested the possibility of having yellow signs and looking into the cost of a marquee to be placed announcing the event. Since Halloween is on a Thursday this year, Ken Parnell said the Haunted House dates will be set for October 30-November 2nd which is Wednesday through Sunday. Discussion was made about Election Day on Tuesday November 5th, clean up help will be needed.

Adjourn: A motion to adjourn the meeting was made by Anthony Timmermayer and 2nd by Dennis Davis. The motion was approved, and the meeting was closed at 7:56 p.m.

Minutes amended and corrected to reflect updated clarification of terminology, and three spelling corrections, voted and approved as amended. Motion by Anthony Timmermayer 2nd Dennis Davis, vote unanimous.

Minutes amended by Pat Daniel, Secretary August 14, 2024