# MEETING OF THE BOARD OF DIRECTORS

**CCF, SECTION 12, PROPERTY OWNERS ASSOCIATION, INC**

The Board of Directors of CCF, Section 12, Property Owner's Association, Inc., ("Association") held their Board meeting on January 19, 2022, at Shamrock Park, 25720 Pipestem, Magnolia, TX 77450, beginning at 7:37 p.m. The temperature was 69 degrees. Directors in attendance were Ryan Smith, Joni Breland, Kenneth Parker Jimi Lamza and Tim Robinson. Lisa Dennis (“MPM”) was also in attendance. There were four (4) guests in attendance.

Discussion was held concerning the water issue. During the discussion, the entire history of the water services was explained to the members and the Board. The POA as a whole are not customers of AquaTexas, but each individual owner is a customer. The lease agreement that is between AquaTexas and CCF12POA is just a ground lease for their equipment to be on the property. There isn’t an operating agreement between the POA and AquaTexas. At this time, there are not any issues with AquaTexas, but the Board/Community does try to be proactive with the water service.

The November and December minutes were presented to the Board.

Upon a motion duly made by Ryan Smith and seconded by Tim Robinson, the following resolution was unanimously adopted.

**RESOLVED THAT,** the Board approves the minutes from November 16, 2021, with the Social Committee stating that the events were for the Toy Drive and Visit from Santa.

Upon a motion duly made by Ryan Smith and seconded by Tim Robinson, the following resolution was unanimously adopted.

**RESOLVED THAT,** the Board tables the December minutes until the March meeting.

The financial reports for September, October, November and December were received with no questions or concerns.

The ACC report was distributed to the Board and Jimi stated that there have been a few items that have been approved. As of the meeting, there are still 5 items outstanding. It was discussed that something should go out to everyone to see who would be interested in joining the ACC Committee.

The deed restriction report was presented to the Board. The inspection was done on January 18. Discussion was held concerning C1212034. It was stated that all letters have been exhausted, and nothing has been done. It was also stated that another fence was also built.

Upon a motion duly made by Tim Robinson and seconded by Ryan Smith, the following resolution was unanimously adopted.

**RESOLVED THAT,** the Board approves sending the owner of C1212034 to the attorney for compliance.

Jimi reported that the lease with AquaTexas had been sent out to all of the Board

members.

Lisa Perez gave an update on the Social Committee. She stated that the food drive and Santa event were successful, and they also added two (2) new members to the committee. The Social Committee is scheduled to have 11 events in 2022 and would like to have 7 or 8 members with each member committing to at least 3 events.

Joni Breland reported that the newsletter will be posted on the Facebook page and there should be a number of announcements there.

The slide at the playground still needs to be repaired or removed. An owner stated they can do either, just need to be advised they may go ahead and start on the project.

The Mosquito Spraying contract is tabled until the next meeting. At the next meeting, a report will be given by Jimi regarding adding bat houses in lieu of the mosquito spraying.

Discussion was held concerning a fence and POA property.

Randy Miles advised the Board of the final numbers for the pool replaster. The amount came in under the amount for which it was approved. Randy is to go back to Oasis Pool Plastering Inc., to discuss different terms of the payment schedule and will report to the Board of his findings. The Board stated the contract is still approved, would just like to see the upfront total smaller than 50%.

There being no further business before the Board, the meeting was adjourned at 8:45 p.m.

January 20, 2022

# Date Secretary

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