

**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 May 24, 2021, via Zoom beginning at 7:05 p.m. Directors in attendance were Ryan Smith, Joni Breland, Jimi Lamza, Denis Matties and Tim Robinson. Lisa Dennis ("MPM") was also in attendance. There were five (5) guests in attendance.

The Board was introduced to all.

The executive session consisted of meeting with an owner with a pool infraction.

The minutes for March 10, 2021, meeting was presented to the Board.

Upon a motion duly made by Joni Breland and seconded by Denis Matties, the following resolution was unanimously adopted.

RESOLVED THAT, the Board waives and approves the minutes from the March 10, 2021, meeting as presented.

The election of officers was held.

Upon a motion duly made by Denis Matties and seconded by Joni Breland, the following resolution was unanimously adopted.

RESOLVED THAT, the Board elects the officers as:

Jimi Lamza	-	President
Joni Breland	-	Vice President
Denis Matties	-	Vice President
Lisa Dennis	- -	Secretary/Treasurer

A member asked if the trash services could be trimmed down instead of having so many possibilities. It was stated that CCF 12 is a choose your own type of neighborhood regarding trash. Is there a way to work with trash companies to only have a couple that would be in the neighborhood and curtail hours and days of trash service as well as lower the rates for pick up. Having so many routes in the neighborhood is causing issues with the roads and general appearance of the neighborhood. MPM will work with the newsletter committee about putting a survey up to see if what type of feedback there may be.

The Committee reports are as follows:

ACC Committee – usual painting and fences. A house is being built on Lantana, and the house on is almost complete on Fernrose.

Deed Restriction Committee – The process was explained to the membership.

Water – explained the issues that AquaTexas isn't contacting us. Will forward to TECQ. An owner who is familiar with the water complaint process stated that the POA does have a recourse through TCEQ.

Social Committee – There were only three (3) graduates this year. There were 3 signs congratulating them with their photos. Planning for the 4th of July and Back to school will be discussed in June.

The Board will vote on the Standard Operating Procedure for filing deed restriction violation complaints from owners.

Discussion was held concerning walking trails. They will need to be defined and evaluated with a potential walk through. This may be done in phases.

MPM reported that Laurel Court, Fernrose Court and Acacia have all been requested to be repaved. The county hasn't given an update at this point.

Discussion was held regarding the bathrooms, i.e., hand soap vs. hand sanitizer, towels vs. air dryers, etc.

A request was made to have the forms online and make them webform that can be completed online and sent back to MPM. MPM will look into this.

The garage sale will be held on July 17, 2021, from 8 am-2 pm

There was a question about how long the ACC Process took. It is 20 days from the receipt of a complete ACC Application.

The Newsletter needs to have something in there that people do need to clean their culvert out in order to keep the water moving.

An owner will come up with information about the surface water vs ground water issues in the County.

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

RESOLVED THAT, there being no further business before the Board, the meeting was adjourned at 8:27 p.m.

June 7, 2021
Date

Lisa K. [Signature]
Secretary