

CCW Homeowners Association Meeting -- July 11th, 2017 -- 6:30 pm

In Attendance: Lisa Northup, Ron Stallman, Stephanie Larson, Katie Raisch, Krystal Logli, Cheryl Suvic

Secretary Report:

Stephanie reviewed the minutes from the June 13th meeting and Katie moved to approve them, Cheryl approved.

Treasurer Report:

The financial reports were approved as stated:

- Total assets of: \$138,446.00
- Charter Bank CDs: \$78,140.80
- Charter Bank Checking: \$42,480.15
- Charter Bank MM: \$10,542.05
- A/R: \$7018.00

Old Business:

- Reviewed what happened at the annual meeting and Katie inquired about what had been done in the past. In the past
- Discussed the website--it has been updated to reflect the new positions.

New Business:

- Approximately 60 homeowners owe dues. It was suggested by Katie that a third letter is sent to the homeowners reminding them to pay their dues.
- Krystal asked what happens if people don't pay their dues--eventually a lien is placed on the resident's home but doesn't happen often. Ron stated that letters have been sent out previously. There are forms at the Dallas County Courthouse that need to be filled out to put a lien on the house. Ron indicated there is a list of properties on the website that have an asterisk on them indicating they have a lien. Katie will draft a letter and forward it to Ron who will have his secretary send it out.
- Katie brought up subject of trees along Hickman Road. Upcoming expenses may include removing dead trees and replace trees that have died. Lisa explained that we purchased the trees from RJ Landscaping. They were planted in the fall (October?) to save on watering. Lisa has contacted RJ twice and the plan is to have them to do the replacements and maybe add some more trees in the fall. Krystal stated that she spoke to some residents west of 142nd who would be happy to water the trees if they are planted. There are many dead trees along Hickman. Katie received a complaint from 15153 Summit Dr. about a dead tree between the fence and Hickman Rd. Lisa walked the area with the dead trees and surveyed the number of dead trees and a large dead tree that fell over during a storm. Lisa's son Jake is available and willing to take care of the dead trees for \$1700. Krystal wants a statement saying the Association is not liable for anything if something happens. Lisa proposed that her son Jake take the dead trees out and also trim up the trees along the bottoms so the mower can get closer when mowing. Katie moved to approve the plan and Cheryl seconded the motion.

- The owner of the shed at 14367 Lakeview contacted Katie after receiving the second notice. He responded and has planted buckthorns, ornamental grass and boxwoods around the perimeter of the shed. He sent Katie a photo of the sides of the shed. The board reviewed the photos and feels appropriate screening is in place. Stephanie will write back to the person who complained and copy the board on it.
- In regards to the property owner inquiring about purchasing some of the Association land at the back of their house--Lisa asked Tom about it and he advised against it. Lisa asked if there was some sort of policy on this that prohibits it and there does not appear to be. Ron says the Association has done it twice--once to widen Hickman Road and the other when they put the "Quest" (telephone) box near the corner of 146th and Hickman. Katie and Lisa stated this is a unique situation and it would be possible to put in writing moving forward if there are other inquiries in the future. Lisa asked the board for their opinions--Katie thinks since it has been done in the past it would be okay to do it again. The homeowner sent us dimensions. Lisa will communicate with him and ask him to make us an "all in offer"...

Next meeting will be August 8, 2017

Submitted by Stephanie Larson