

**CANDLELIGHT HILLS CIVIC ASSOCIATION**  
**Board of Directors Meeting**

June 10, 2015

**GENERAL MEETING (open to members)**

- Meeting was called to order at 7:05 pm by Brann Carson. Board members in attendance were Brann Carson, Allen Shook, Carla Novak and Gary Buchta. Bert Williams attended on behalf of ACMI.
- Minutes for the prior meeting were not taken since the meeting was brief and informational only.
- Mr. Williams reviewed the financial status and noted that payments have now been made for all of the major projects executed to date. Due to the un-forecast replacement for the A/C units plus installation of security fencing and gates at the club facility there will be a significant draw from reserve funds. Board noted that all of these projects are on the list of activities to be funded from available reserves.

**BOARD ACTIONS SINCE LAST MEETING:**

- Mr. Carson noted that a warranty repair was made on one of the new A/C units and a plugged drain line was repaired on the same visit by the contractor.

**OLD BUSINESS.**

- Status of action to amend the deed restriction text related to assessments was reviewed by Mr. Buchta. Progress is being made a significant number of signatures are still required. Plans for additional door-to-door solicitation were formalized as well as arranging to contact non-resident owners.
- Mr. Carson noted that all repairs to club house kitchen area, hot water heater and A/C units are now finalized.
- The improved security for the club area since the fencing and gates were installed was noted and attendees provided strong support for that action.

**NEW BUSINESS: Items listed below were discussed with follow-up required**

- The tennis net on the south court need to be repaired: ACMI will contact the company who upgraded the facilities for repair.
- ACMI was asked to arrange for a roof inspection to determine if the April 19 hail storm did enough damage to require repair or replacement and to involve the insurance underwriter to obtain coverage if there is damage.
- The pool shower has not yet been installed. ACMI will follow-up with SWP.
- There was significant discussion re the flowers at Louetta entry along with damage to the esplanade by contractors working for the County. ACMI will contact IMS for proposals—they will replace the plants and provide a quote for repairs to the grass areas in the esplanade.
- Mr. Carson noted there is a major swim meet on Saturday June 20<sup>th</sup> and IMS needs to scalp the area adjacent to the pool and parking lot. ACMI will follow-up.
- A member raised questions about the possibility of the association taking action in an effort to influence Aqua Texas rates at an upcoming hearing. Board suggested a special meeting of members to discuss the subject, once sufficient information is available to justify the meeting.

**OPEN MEETING ADJOURNED at 7:45pm**

**EXECUTIVE SESSION (closed to members)**

- Board authorized filing suit against six owners currently with the attorney for legal collection steps as recommended by the attorney. .

**EXECUTIVE SESSION ADJOURNED at 8:10pm**

Approved: \_\_\_\_\_  
                  Brann Carson, President