Owners’ Association Annual Meeting September 16, 2017

Meeting was called to order at 10:05 a.m. and roll call was completed showing 3 owners were present or had given proxy. This did not meet a quorum and the Annual Meeting was then Adjourned at 10:07 a.m., after the proof of meeting announcement was reviewed. BVPM HOA Liaison, Toni Myers, was also in attendance. The Cripple Creek Owners Association 2017 Annual Meeting packet was made available to the owners present. Before the CCHOA Board meeting was called to order, the President asked the owners who were in attendance if they had any concerns, questions, etc., for the Board.

The Cripple Creek HOA Board meeting was called to order by the President at 10:30 a.m. Board members present were: Renee Blamer and Creighton Bennett.

1. Renee moved that the Tele-Conference Meeting Minutes of 08/26/17 be accepted as printed. Creighton seconded and the vote was unanimous.
2. Board of Directors Elections:
3. Currently have four Open positions on the Board. Per the HOA attorney, Renee can remain on the Board as its President during the search for new members.
4. BVPM has provided the Board with three possible members and Renee has contacted two of them and is waiting on their response.
5. Board of Directors Current Terms as follows:
6. Renee Blamer (Open) 2017-2020 (Renee - Interim)
7. Open 2017-2020
8. Creighton Bennett: 2016-2019
9. Open 2017-2020
10. Open 2017-2020
11. The Board chose to reinstate the current officers by unanimous vote as listed below.
12. Renee Blamer - Interim President; nominated by Creighton Bennett.
13. Open - Vice President
14. Creighton Bennett - Secretary; nominated by Renee Blamer.
15. Open - Treasurer
16. The President informed any owner who would be interested in joining the HOA Board to please consider doing so, and, if interested to contact Toni Myers or Terry Thigpen of BVPM and to provide a resume of prior experience. The Responsibilities of all Board members is keeping the best interest of all owners in mind when planning for expenditures and the future.

**Old Business - Update - PENDING Items:**

Renee provided an update on items that were approved and voted on at the previous meeting of 08/26/17.

1. Laundry Room Space: This space will remain closed due to vandalism and it becoming a Health and Safety issue of the complex. As funds become available, this space will be discussed in further detail. As of this meeting, it is placed permanently on hold until after all other repairs/projects have been completed throughout the complex. i.e., new landscape, new irrigation system, and, new/repair sidewalks. **Project on permanent hold.**
2. Replacement Tree - Building #11: Brazos Valley Tree Service, Tim Sandifer, owes the Complex a tree with a $700.00 retail value. This tree is to be planted in the large square area at the end of Building 11 that is adjacent to the parking lot and the small retaining wall. The Board Approved tree is a *Chinese Pistache*. The tree roots will not affect the foundation of the building, has nice fall color and no grackle nests. Until the irrigation in this area, which also includes the new retaining walls and all of Buildings #10 and #11 can be reconfigured, the tree installation has been placed on hold. **Project on Hold pending New Landscape Design.**
3. Water Pressure/Irrigation Issue Buildings #10 and #11: As of today, 09/16/17, this issue/project will be addressed when the Board has received the new plan/scope of work for the new *drought resistant* landscape and the new irrigation system. **Project on Hold pending New Landscape Design.**
4. AgScapes Proposals #15105 and #15104: Re-grading of the areas along the Pea Gravel walkways and buildings #6 and #9. (**Recap**: The sole purpose of the re-grade was to move the water off of all of the sidewalks, starting from the north parking lot down between buildings 8 and 7, also the adjacent pool gate, and past 6 on both sides of the pea gravel sidewalk to the alley, and, to do the same on the other side of the tennis courts and building 9. Justin stated with the re-grading and the addition of the gutter extensions, none to minimal water would be “standing” on the sidewalks.) Toni informed the Board today, 09/16/17, that during the most recent torrential rains from Hurricane Harvey, the water was not standing on the involved sidewalks and the water was moving towards the alley as planned. With this new information, Renee moved to release Agscapes final payment for this project. Creighton seconded. Approval was unanimous. **Project Completed.**
5. Gutter Clean-Out: Board is waiting for estimates/bids from BVPM from companies that can do this on a regular basis, so as to add the expense to the 5-Year Budget.
6. Building #3 Foundation Review: Wilt Childers, Brazos Valley Solutions Foundation Repair, stated he would need to review this building 6 months after the removal of the large tree adjacent to the parking lot. It has been two years since removal of the tree. Renee will follow-up with Toni and Terry for follow-up.
7. *Reciprocal Licensing Agreement*: As of this meeting, 09/16/17, we continue to have no response from this attorney in this regard. Renee asked Toni Myers to email the attorney another copy of the *Board Tele-Conference Meeting Minutes of 10/02/16,* which outline how the Board wants to move forward with this issue and to also inform the attorney that Creighton has left messages with his office to no avail. If we do not receive some type of response in this regard from this attorney by Monday, 10/09/17, the Board will vote to change attorneys again. Renee/Creighton will continue to follow-up with Toni and Terry.

(**To recap**: Between *Cripple Creek Partners* and *Martell Interests*. Renee sent an email to the HOA's previous attorney, Chris Peterson, on 10/04/16, outlining what was discussed at the Board's meeting of 10/02/16. In an email dated 11/16/16, Mr. Peterson asked for an extended period of time to provide the Board with the information that was requested. On 01/06/17, BVPM informed Renee via email that BVPM and thus the Association, had a new law firm due to the Peterson Law Group's not being available on a timely basis. The new law firm is The Rife Law Firm. On 02/14/17, Terry Thigpen had a meeting with Wayne Rife to discuss the Agreement. On 05/25/17, Terry emailed Creighton to please call the attorney regarding this matter. Creighton has left messages, but as of the date of this meeting, no communication has been received from the attorney in this regard!!)

1. Violation Log - Rules & Regulations: Renee had asked BVPM over the past year to have a better record/recording/paper trail of tenant and/or owner Violations of the Rules & Regulations of the complex. Renee and Toni finalized the format of this Log and the first official Log was completed in November. This Log is used to keep track of an individual unit's violations and subsequent fines and possible attorney involvement if the violation is not corrected. Since in many cases the fines increase depending on the number of violations or the delay in correcting the violation, it is necessary to maintain a record of each violation and by unit number. Also, this Log (paper trail) is necessary should the HOA need to institute legal action against an owner (tenant is owner responsibility). The Log is to be emailed to the Board/President every other week, as the timeframe for a violation correction is 14 days. This is an ongoing project that needs to be monitored in order to maintain the uniformity and aesthetic look of the complex, thereby keeping the property values in line with or higher than the surrounding area. **Project Ongoing.**
2. New Landscape Design: Toni Myers informed the Board that BVPM had located a landscape architect, Glen Conrad of Landscape USA, to provide the Board with a design and scope of work for new landscape. The cost for drafting the design is $750.00. If we use their design for the complex, half of this cost will be recouped in the final cost of the scope of work. Creighton moved to have BVPM contact Mr. Conrad to proceed with providing the Board with a *Drought Resistant Landscape design*, which would replace all current landscaping including any edging/railroad ties, etc. Renee seconded. (Recap: The Board had asked BVPM to obtain at least two bids from two different *Landscape Architects*, versus our current landscape maintenance company, to design a ***drought resistant*** landscape for the complex. Terry has stated that he is having a difficult time receiving any bids for this project.)
3. New Irrigation System: This bid/estimate and design will need to coincide with the New Landscape Design, as mentioned in #9.
4. Sidewalks - New or Finish Repair: This project will also need to coincide with the installation of the new landscape and the new irrigation system. Sidewalks should be done last and we can use the same contractor that completed the new sidewalk on the Munson side of the complex, Sidney Sanchez.

**New Items for Discussion:**

1. Dumpster: An owner/proxy had asked if it was possible to add an additional dumpster closer to the Munson side of the complex. The Board asked Toni to please call our current service company and ask them to do a survey of the complex to ascertain if it is possible to place a dumpster in this area and to inquire about the cost of an additional dumpster. However, the Board *cannot/will not* place any dumpster at the south end or alley side of the complex. We have had a dumpster at the end of building 6 before and had to have it removed due to the inappropriate use by the adjacent shopping center, the laundry center, and, others who used the alley.
2. Limited Unit Ownership: An owner asked the Board if there was a limit on how many units an individual could own. At this time, there is not. However, Toni Myers informed the Board that some of the other HOAs managed by BVPM have made changes to their By-laws stating such. The Board asked Toni to ask our attorney what the Board would need to do in order to make this change for the complex.
3. Unit #99: Renee informed the Board and BVPM that this unit was placed for sale in early August. Once this unit sells, and before BVPM releases the "re-sell certificate", the *Mirrored Film* on all of the windows and the sliding glass door, *must be removed*. Renee had previously informed Toni of this and asked her to inform the selling agent of this stipulation upon the sale.

**Adjournment:**

Motion to adjourn by Renee Blamer, seconded by Creighton Bennett and vote was unanimous. Meeting adjourned at 10:45a.m. by President Renee Blamer.

Submitted by Renee Blamer, President