

The Hills of Childress Creek Subdivision Homeowner's Association

Annual Meeting

Monday, February 15, 2106

Minutes

Board Member Attendees:

Dod Moore Jerod Jones Wesley Field Drew Risinger Rick Hines Andrew Hermes
Bubba Galvan Randy Neimeyer David Stichler

- I. The meeting was called to order at 6:15pm by Dod Moore, President
- II. Invocation by Jerod Jones
- III. The following Committee Reports were presented:
 - a. Wildlife Committee – Randy Niemeyer – Wildlife Committee Chairman
 - i. Randy presented a summary of the status of our deer population and control efforts. In general, the deer herd is healthy, but remains over-populated. There are 240 deer. Approximately 150-170 are doe. This number should be more like 100. Randy reminded homeowners that the HOCC hunting rules and regulations are located on our website. Kyle Melton, Texas Parks and Wildlife Game Biologist presented additional information regarding our game management plan. Kyle answered several questions and provided useful information related to our game management efforts and future plans. Population control being the key to the maintenance of a healthy herd.
 - b. Architectural Committee – Rick Hines and Bubba Galvan – Co-Chairman
 - i. Rick Hines indicated 7-8 homes are currently under construction. HOCC homes values are up approximately 15-20% for 2015. The County has taken over road maintenance of Phase 1 and Phase 3. It is anticipated the County takeover of road maintenance for Phase 2 is imminent.
 - c. Maintenance/Improvement Committee – David Stichler – Chairman
 - i. David detailed the Fountain and Light upgrades including timers and the future installation of doors on the “switch” area of these functional areas. The doors will provide easy access to these switching areas as well as protection from the elements. The committee and neighbors complimented the Christmas Light display at the stone entrance. New and more permanent solar lights for the entry off of Garrett Lane are to be installed. The old ones “disappeared”.
- IV. Public Comments – No HOCC HOA members signed up or made public comment.
- V. 2016 HOCC HOA Budget Presentation – Wesley Field
 - i. Wesley discussed the item by item detail of the budgetary proposal as attached. A motion to approve the budget proposal was made by Matt Hendrick, seconded by Scott Faulkner and approved unanimously by all in attendance.

Vi. HOCC Restrictions review – Dod Moore

a. Common Violations

- i. HOCC HOA Restriction information is available on the HOCC website.
- ii. Information regarding the proper size and number of “for sale” signs allowed on property may be located on the HOA website. A home may have one “for sale” sign, while a lot or lots may also only have 1 small “flyer” sign regardless of the number of lots for sale. This is to reduce the unwanted clutter caused by a multitude of for sale signs throughout the neighborhood.
- iii. Dogs are to be fenced or controlled to stay within the boundary of their owner’s property. Dogs are not to be a noise nuisance via chronic barking or howling. Please control one’s dog in these matters. The HOA prefers neighbors to attempt to work out these matters privately prior to contacting the HOA. A formal complaint for as found on the HOCC HOA website is required for the matter to be taken up by the HOA.
- iv. The HOA asks all members to review and adhere to the restrictions related to parking of cars, trucks, trailers, RV’s, Boats on their property or common roadways. The HOA will act on formal complaints filed against a violator. The HOA requests neighbors attempt to work out these issues prior to the filing of a formal complaint.

b. New Restrictions

- i. Above Ground Pools – A new amendment to the Bylaws is proposed to prohibit the installation of above ground pools. New pools are prohibited. Existing pools are “grandfathered” with some notable restrictions as well. This amendment must be signed and notarized by 2/3rd of the HOA members to become part of the deed restrictions and bylaws.
- ii. Sex Offender Amendment – this amendment bans registered sex offenders from purchasing property in the HOCC. The amendment may be located on the HOCC website. This amendment must be signed and notarized by 2/3rd of the HOA members to become part of the deed restrictions and bylaws. – Questions with regard to the legality and/or enforceability of this amendment were raised. The HOA believes this amendment will provide a significant deterrent to any registered sex offender considering purchasing property in HOCC.

- c. General discussion – several HOA members discussed Oak Wilt awareness and control in the neighborhood. Oakwilt.org was presented as a reliable resource on the matter.

VI. Board elections

- a. Leaving the Board – Randy Niemeyer - Randy has been a valued HOA Board member and diligent overseer of the Wildlife Committee. We thank Randy for his service.
- b. Board Additions – Don Perkins; Will Gibbs; J.T. Thompson
A motion to accept the deletions and additions to the HOCC HOA Board was made by Jack Holland, seconded by John Burns and unanimously approved by all HOA members in attendance.

VII. New Neighbor Welcoming Committee

- a. Dod Moore proposed the consideration of a New Neighbor Welcoming Committee. He and the Board agree we, as a community, need to foster and maintain a sense of community within the HOCC. It is a large and spread out subdivision, but we all share a common interest in creating a welcoming family atmosphere. This committee or some other formal or informal effort is one way to foster this sense of community.

VIII. Wildlife Forms

- a. Members are reminded to obtain and file their wildlife exemption forms and file them with the County. Completion and filing of these forms is the responsibility of the individual homeowner. Contacting the HOA office or visiting the HOCC website will provide information on completion and filing of these forms.

There being no further business, the Hills of Childress Creek Homeowner's Association Annual Meeting held on 2-15-16 was adjourned at 7:30pm.