

CHEROKEE SHORES OWNERS ASSOCIATION

7110 Axtec Dr
Mabank TX 75156
(903)451-4039

Connect@cherokeeshores.org

October 14, 2023

Board of Directors Meeting

DIRECTORS PRESENT:

Robert Garcia – Director
John King - Director
Gary Wilder - Director
Robert Burroughs - Director
Jeannie Wilson - Director

Cherokee Shores BOD meeting was called to order at 9:03 by Robert Garcia

Director Wilson made the motion to accept the resignation of President Diane Dasher
Director King seconded the motion
Motion passed by unanimous vote

Motion made by Director King to appoint Vincent Perucca as the new President
Director Wilder seconded the motion
Motion passed by unanimous vote

Discussion of following:

Nomination of Sec/Treasurer

Letter to Garner

Signs were made and posted for the dumpster area

Contract with Freddie for mowing service. Freddie is to provide the BOD with a new contract for 2024 mowing season.

Battery & belt have been purchased for riding lawn mower. Ed Pipkin will install

Demand letter sent by attorney to RMWBH regarding prior board's charges

Attorney researching properties sold by prior board

Prior employees purchasing properties during their employment

Letter from attorney regarding triplex at 101 Geronimo

2023 Property taxes have been paid

Motion made by Director Wilson to accept the contract for dumper service for 2 year contract

Motion seconded by Director Burroughs

Motion passed by unanimous vote

Contract to be signed by new President Perucca

Motion made by Director Wilson to accept the resignation of Kaytlin as office staff

Motion seconded by Director King

Motion passed by unanimous vote

Motion made by Director Wilson to give Ed Pipkin a \$2 per hour raise

Motion seconded by Director Wilder

Motion passed by unanimous vote

Motion made by Director Wilson to purchase a new Canon Printer/copier/scanner for the Architectural Committee.

Motion seconded by Director King

Motion passed by unanimous vote

Mr Garcia will purchase the printer

Director Wilson made the motion to have Director Garcia get a debit card on the General Fund bank account for the purchasing of items needed for the Association.

Director King seconded the motion

Motion passed by unanimous vote

Director Wilson made a motion to adjourn

Director King seconded the motion

Motion adjourned at unknown time

CHEROKEE SHORES OWNERS ASSOCIATION

7110 Aztec Dr.
Mabank, TX 75156
(9030 451-4039

Connect@cherokeeshores.org

October 14, 2023

Directors Present:

Robert Garcia - Director
John King - Director
Gary Wilder - Director
Robert Burroughs - Director
Jeannie Wilson - Director

The Cherokee Shores Owners Association monthly October 2023 meeting was called to order by Director Garcia

Director Garcia announced that elected President Diane Dasher had resigned and that the BOD had voted to accept her resignation

Director Garcia asked for a motion to accept the minutes as written

Motion was made by Jeannie Wilson

Seconded by John King

Motion passed

Director Garcia asked for motion to accept the Financial report

Mr Matthews made the motion to accept

Motion seconded by Director King

Motion to accept the financial report passed

Director Wilson suggested that the Financial report be more transparent and broken down by department.

Reports for each Director:

Director Wilder - Signs are up at compactor regarding household trash only & any illegal dumping outside of fence could constitute a \$500 fine. Reported that the BOD had accepted a new 2 year contract with Republic waste.

Director Wilson - Update on the property owner that had chained a trailer of misc trash to the fence at the park. Commissioner Tuley had the trailer towed. No Parking signs have been put up around the park. Ed Pipkin has kept up with the pool and discussion of covering the pool. Reported that Ed Pipkin had put braces on the boat docks and that he would be applying a water seal on the boat docks. Ed Pipkin has cleaned the tennis/basketball court.

Director King - Reported that the Road Fund account has not changed. Still no money to have Henderson County accept any more roads at this time. Mr King has suggested that the small trailer located at the tracker yard be used to allow Mr Pipkin to move some road material to some of the potholes on some roads.

Director Burroughs - nothing to report

Director Wilson gave the report for the Architectural Committee. Discussion of 101 Geronimio who was attempting to build a triplex. It was denied a permit. Discussed construction of homes on Cherokee Shores Dr. This property did not meet County ordinances. Permits were also denied on two trailers that did not meet the 10 year restrictions. The committee will begin to do write ups on violations of Deed Restrictions.

Joy Kimbrugh, Henderson County FloodPlain Coordinator addressed questions. She explained that Henderson County had shut down the process of the property on Bowie due to it being in the FloodPlain. She reported that Henderson County would be hiring additional personnel to assist her with the workload in the county. Ms Kimbrough discussed the Michael White property on Cherokee

Shores Dr. She explained that Mr White had agreed to hiring a FEMA Engineer and Surveyor for that property. Ms Kimbraugh addressed multiple questions from property owners regarding properties.

Motion to adjourn made by Frankie
Motion seconded by Director King
Meeting adjourned at 11:20