

CHEROKEE SHORES OWNERS ASSOCIATION

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

Connect@cherokeeshores.org

November 11 2023

Cherokee Shores Owners Association Monthly General Meeting

Directors Present

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

Officers Present:

Vince Perucca - President

President Perucca called the meeting to order at 10:07 am

Mr Perucca informed the members that there were no minutes available at this time for the October meeting but they would be provided at the next membership meeting.

Director Wilson reported that the minutes for special meetings by the BOD for October are provided for all those that would like a copy.

Mr Perucca asked for a motion to accept the Financial Report
Mr Garcia made the motion to accept the Financial Report
Mr Burroughs seconded the motion
Motion passed

Mr Perucca asked for reports of Directors

Director Garcia gave the report on Finance. He reported that our Office Manager had been on vacation and that the BOD had tried to operate the office with minimal expense to the Association as possible.

Director Burroughs gave the report on Special Projects.

Mr Burroughs reported that beginning in the next week he would begin the process to install the cameras that had previously been purchased for the outside of the office. He also reported that he would be working to take out the face of the sign at the front entrance that has the name Cedar Creek Cove and prepare it for the name of Cherokee Shores.

Director Wilson gave the report for Parks and Pools

Ms Wilson stated that Mr Pipkin had finished the water seal on the boat docks. Mr Pipkin will work with Mr Almagren & Bully Martinez on the placement of the game cameras at the boat docks.

Director King gave the report for Roads

Mr King reported that the road fund account had not changed and there was still not enough money in the account to provide the County the quoted estimate of \$250,00 for a mile of road. He stated that he and Mr Pipkin would be working on getting the flat fix on the tractor.

Director Wilder gave the report for Sanitation

Mr Wilder reported that the BOD had voted to accept a 2 year contract with Republic. Nothing more to report.

Mr Perucca called for those that wish to speak.

Frankie asked regarding the letter from Southwest water. It was agreed that further clarification was needed.

Scott Daniels addressed the BOD requesting a donation for the Love's Outreach 2023 Angel Tree. Mr Perucca stated that he would be calling for a BOD meeting during the week and the board would discuss and vote and that they would have a check available on Saturday November 18 2023.

Bully Martinez spoke regarding the re-facing of the sign for the Association. Mr Martinez expressed his concern regarding damaging the face of the sign. Mr Perucca tabled the issue for further discussion.

Karen Sanders spoke regarding the status of collections from ProCollect. It was reported that ProCollect had requested additional information on past due accounts and that information had been submitted 2 weeks prior and that any monies would appear in the financial report each month.

Frankie made the motion to adjourn
Director Wilson seconded the motion
Meeting adjourned at 11 am

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Cherokee Shores Board of Directors Meeting

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Officers Present:

Vince Perucca - President

President Perucca and Director Burroughs were not present to start meeting at 9 am

President Perucca called the meeting to order at 9:04 am. Director Burroughs was not present.

Director Burroughs joined the meeting at 9:07

Discussion of the following:

Bank account signatures
Financial Report
Policies & Procedures
No money spent without approval from BOD
Transcribing of minutes
Garner letter request
Request from Hansen/Royer regarding Indian Gap & Red Bluff Loop on 2 yr road program
Discussion of street signs on County Road
Certified copy of name change from the State to be handled by Director Burroughs & President Perucca
Management Certificate
Installation of cameras at the office will be installed by Director Burroughs with help by Mr Pipkin.
Sign for boat docks tabled

President Perucca wanted the BOD to vote to allow reimbursements on a case by case basis. Director Burroughs made the motion to NOT allow any reimbursements for any reason. Director King seconded the motion. Motion passed unanimously.

President Perucca made a motion to table the request from a property owner for a hearing to address the appeal of a denial of permit. No agreement to table. President Perucca agreed to send an email to set a date and time for the hearing and inform the Directors of the hearing. Director King explained that it is time

Discussion of the request from Commissioner Tuley regarding sign off on re-plats. Motion was made by Director Burroughs and seconded by Director Burroughs for vote to not agree to sign off on re-plats and that it be a County Commissioners Court decision. Motion passed unanimously.

Discussion to add an additional one hour per week to Stephanie Petway's time in order to cover banking and post office. Motion made by Director Wilson and seconded by Director Garcia. Motion passed unanimously.

Motion made by Director Wilson and seconded by Director Garcia to cancel December's meeting for the Holidays. Motion passed unanimously.

Meeting adjourned at 9:55