

Cherokee Shores Property Owners Association

aka Cedar Creek Cove Property Owners Association

Minutes

April 20, 2024

A special meeting of the Board of Directors held Saturday, April 20th, 2024,

9:00am at 7110 Aztec Drive, Mabank TX, 75156

Present

Vincent Perucca – President

Johnny Warren – Roads Director

Mark Lancaster – Financial Director

Robert Burroughs – Special Projects Director

John Carroll – Sanitation Director

Karen Sanders – Secretary

President Perucca called the meeting to order at 9:15am.

Motion 4-20-24 #1 President Perucca made the motion to approval \$10,000 dollars for Road Repairs and Maintenance

Director Lancaster seconded the motion

Votes: Warren yes, Lancaster yes, Carroll yes, Burroughs abstained

Motion passed 3-0

Motion 4-20-24 #2 President Perucca made the motion to approve the records production policy from the secretary.

Director Carroll seconded the motion

Votes: Warren yes, Lancaster yes, Carroll yes, Burroughs no reply

Motion passed 3-0

Votes: Warren yes, Lancaster yes, Carroll yes, Burroughs abstained

Motion passed by 3-0

Motion 4-20-24 #8 President Perucca made the motion to approve a \$10,000 fine for beginning construction of a house without a permit.

Director Warren seconded the motion

Votes: Warren yes, Lancaster yes, Carroll yes, Burroughs abstained

Motion passed by 3-0

Motion 4-20-24 #9 President Perucca made the motion to approve a \$10,000 fine for building a house outside of setbacks.

Director Lancaster seconded the motion

Votes: Warren yes, Lancaster yes, Carroll yes, Burroughs abstained

Motion passed by 3-0

Motion 4-20-24 #10 President Perucca made the motion to approve a \$10,000 fine for building a house outside of the site plan.

Director Lancaster seconded the motion

Votes: Warren yes, Lancaster yes, Carroll yes, Burroughs yes

Motion passed by unanimous vote.

Motion 4-20-24 #11 President Perucca made the motion to approve a \$10,000 fine for building a house or placing a mobile home smaller than allowed by deed restrictions.

Director Lancaster seconded the motion

Votes: Warren yes, Lancaster yes, Carroll yes, Burroughs abstained

Motion passed by 3-0

Motion 4-20-24 #12 President Perucca made the motion to approve a new entrance sign conveying permits are required and violations are \$10,000 fine.

Director Lancaster seconded the motion

**Cherokee Shores Owners Association
Roads Report for April**

Date	Road	Work Completed
04/03/2024	Navajo	pot holes
	Long Horn	pot holes
04/05/2024	Long Horn	pot holes
04/13/2024	White Dove	pot holes
04/16/2024		pot holes