

Cherokee Shore Owners Association

Monthly BOD and General Meeting

May 10, 2025

In attendance

Directors

Director John Carroll – Sanitation

Director Mike Sims – Parks

Director Johnny Warren – Pools

Director Mark Lancaster – Financial

OPEN POSITION

Officers

President – Karen Johnston

OPEN POSITION – Vice President

Absent

Ashley Chambers-Sec/Treasurer

Board of Directors Meeting

Call to order @ 9:13

Read Meeting Norms

Review/accept April Meeting minutes

President Johnston made the motion to approve the April Meeting minutes.

Director Carroll – yes

Director Lancaster - yes

Director Sims - yes

Director Warren - second

The motion to approve the April Meeting minutes was passed unanimously.

Review/accept April Financial report

President Johnston made the motion to approve the April Financial report.

Director Carroll – second

Director Lancaster - yes

Director Sims - yes

Director Warren - yes

The motion to approve the April Financial report was passed unanimously.

Sanitation

Director Carroll reported that the attendant is checking passes.

Parks

Director Sims reported that several projects are not completed, specifically, cleaning the walk way in the park, and staining the dock. He discussed looking into lighting for courts, pool, and park. President Johnston reported that the “Keep Gates Closed/Locked at all times” signs had been installed.

Pool

Director Warren reported that the seasonal staff for the pool had been secured, and that they are working out the schedule.

Roads

There was not a Roads Report due to the amount of rain, and the Mahindra being down. The John Deere is still at the shop with a diagnostic fee of \$562 being owed.

Special Projects

Financials

Director Lancaster reported that the office has new internet that is more reliable, faster, and cheaper. He is waiting for VOIP change over.

Adjourn @ 10:22

General Meeting

Call to order 10:32

Read Meeting Norms

Review April financial report

Report from ARC

ARC Co-Chair, Ms. Milner reported that there was 20 violations, and 18 permits.

Sanitation

Director Carroll asked members to have permits available.

Parks

President Johnston announced the vote for the approval of financing for the playground equipment. The vote was taken by signed ballots, and the results were unanimous in favor.

Pool

A member brought up the suggestion of a shade tarp

Roads

A member raised concerns of the speeding traffic on Cherokee Shores Road, and the danger of the pedestrians.

Another member discussed that she lived on Spearman, and gave permission to the contractor to park their equipment on her property. She also expressed how happy, and thankful she is for her culvert, and the job that is being done on her street.

Special Projects

Financials

Adjourn @ 11:30

Cherokee Shores Owners Association

Roads Report for May 2025

Date	Road	Work Completed
May 1, 2025	White Face	Gravel
May 1, 2025	White Face	Boxblading
May 1, 2025	Shawnee Cir	Trash Pickup
May 1, 2025	Moccasin	Trash Pickup
May 5, 2025	Running Bear	Trash Pickup
May 5, 2025	White Face	Gravel
May 5, 2025	White Face	Boxblading
May 6, 2025		Cleaned Yard
May 6, 2025		Spoke to gravel guy
May 6, 2025	Running Bear	Trash Pickup
May 7, 2025	White Face	Boxblading
May 7, 2025	White Face	Gravel
May 12, 2025	Shawnee Cir	Boxblading
May 12, 2025	Shawnee Cir	Gravel
May 12, 2025	Dakota	Boxblading
May 12, 2025	Dakota	Gravel
May 13, 2025	Longhorn	Boxblading
May 13, 2025	Longhorn	Fixing Road
May 14, 2025	Dakota	Boxblading
May 14, 2025	Dakota	Trash Pickup
May 14, 2025	Indian gap	Boxblading
May 14, 2025	Indian gap	Trash Pickup
May 14, 2025	Kickapoo	Boxblading
May 14, 2025	Kickapoo	Trash Pickup
May 16, 2025	Running bear	Filled in holes
May 16, 2025	Running bear	Trash Pickup
May 16, 2025	Buffalo Springs	Gravel
May 17, 2025	White Deer Run	Boxblading
May 17, 2025	White Deer Run	Trash Pickup
May 18, 2025	White Deer Run	Boxblading
May 18, 2025	White Deer Run	Trash Pickup

May 19, 2025	Quannah	Trash Pickup
May 19, 2025	White deer run	Trash Pickup
May 19, 2025	Kickapoo	Trash Pickup
May 19, 2025	Longhorn	Trash Pickup
May 19, 2025	Shawnee	Trash Pickup
May 19, 2025	Dakota	Trash Pickup
May 20, 2025		Fixed Tractor Tire
May 20, 2025	Kickapoo	Trash Pickup
May 20, 2025	Kickapoo	Cleared Ditch
May 20, 2025	White Deer Run	Trash pickup
May 20, 2025	White Deer Run	Cleared Ditch
May 20, 2025	Dakota	Trash Pickup
May 20, 2025	Dakota	Cleared Ditch
May 21, 2025	White Deer	Cleared Ditch
May 21, 2025	Geronimo	Trash Pickup
May 21, 2025	Kiowa	Trash Pickup
May 21, 2025	Quannah	Trash Pickup
May 21, 2025	Kickapoo	Trash Pickup
May 22, 2025	Chillicothe	Cleared Ditches
May 22, 2025	Red bluff loop	Boxblading
May 22, 2025	shawnee	Boxblading
May 24, 2025		Working on tractor
May 26, 2025	whitedove	Tree work
May 26, 2025	Double Bridge	Tree work
May 26, 2025		Worked at tractor yard

Cherokee Shores Owners Association

Balance Sheet

As of May 31, 2025

		Total	
	As of May 31, 2025	As of May 31, 2024 (PY)	% Change
ASSETS			
Current Assets			
Bank Accounts			
OPERATING ACCOUNT (2003) - 1	85,039.87	222,722.71	-61.82%
ROAD FUND ACCOUNT (8380) - 1	121,334.30	219,664.23	-44.76%
SAVINGS ACCOUNT (6708) - 1	184,649.90	55,527.83	232.54%
WORKING ACCOUNT (0529) - 4	-8,411.64	21,999.74	-138.24%
Total Bank Accounts	\$ 382,612.43	\$ 519,914.51	-26.41%
Accounts Receivable			
Accounts Receivable (A/R)	3,952,122.17	3,160,227.93	25.06%
Total Accounts Receivable	\$ 3,952,122.17	\$ 3,160,227.93	25.06%
Other Current Assets			
1499 Undeposited Funds	-2,204.39	-6,033.40	63.46%
Credit Card Receivables	197.72	0.00	0.00%
Paid in Advance Supplies	0.00	0.00	0.00%
Payroll Refunds	0.03	0.02	50.00%
Uncategorized Asset	-2.28	197.72	-101.15%
Total Other Current Assets	-\$ 2,008.92	-\$ 5,835.66	65.58%
Total Current Assets	\$ 4,332,725.68	\$ 3,674,306.78	17.92%
Fixed Assets			
Accumulated Depreciation	-8,599.00	-8,599.00	0.00%
Boat Docks/Piers	15,000.00	0.00	0.00%
Fixed Assets	12,293.25	12,293.25	0.00%
Playground	78,074.00	0.00	0.00%
Road Improvements	429,988.80	176,212.75	144.02%
Tennis Courts Improvements	37,580.00	0.00	0.00%
Tractor 2018	23,856.24	23,856.24	0.00%
Total Fixed Assets	\$ 588,193.29	\$ 203,763.24	188.67%
TOTAL ASSETS	\$ 4,920,918.97	\$ 3,878,070.02	26.89%
LIABILITIES AND EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 Accounts Payable	0.00	31,986.72	-100.00%
Total Accounts Payable	\$ 0.00	\$ 31,986.72	-100.00%
Payroll Liabilities			
Federal Taxes (941/943/944)	2,124.31	1,720.12	23.50%

Federal Unemployment (940)	159.75	82.67	93.24%
TX Unemployment Tax	177.84	61.38	189.74%
Total Payroll Liabilities	\$ 2,461.90	\$ 1,864.17	32.06%
Total Other Current Liabilities	\$ 2,461.90	\$ 1,864.17	32.06%
Total Current Liabilities	\$ 2,461.90	\$ 33,850.89	-92.73%
Long-Term Liabilities			
Loan 20114480	53,247.15	0.00	0.00%
Total Long-Term Liabilities	\$ 53,247.15	\$ 0.00	
Total Liabilities	\$ 55,709.05	\$ 33,850.89	64.57%
Equity			
3000 Opening Bal Equity	-8,601.54	-8,601.54	0.00%
Retained Earnings	4,344,760.32	3,920,722.43	10.82%
Net Income	529,051.14	-67,901.76	879.14%
Total Equity	\$ 4,865,209.92	\$ 3,844,219.13	26.56%
TOTAL LIABILITIES AND EQUITY	\$ 4,920,918.97	\$ 3,878,070.02	26.89%