
THE HOMEOWNERS ASSOCIATION OF THE CORYELL RANCH

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Coryell Ranch HOA 2015 Annual Meeting Minutes

Date: February 23, 2016; 3pm – 4pm

Location: Coryell Ranch Fishing Cabin

Attendees: Chris Striefel (Board President; Lot 25), Todd Cramer (Lot 11), Stan Kornasiewicz (Lot 18), Proxy Votes – Lots 3, 5, 6, 8, 10, 12, 15, 17, 19, 21, 22, 23, 29; Stephanie Striefel (Treasurer)

Board Members: Chris Striefel, President; Faye Czyzyk, Vice President (not present); Ally Berger, Secretary (not present); Stephanie Striefel, Treasurer

Meeting called to order at 3:05pm, with a quorum by proxy votes.

Board Motions

- Approve minutes from FY 2014 Annual Meeting. Motioned by Chris, seconded by Stephanie.
- Install Stephanie Striefel as new Treasurer, owing to the resignation of Jill Steindler. Motioned by Chris, seconded by Stan.
- Renew Tru Real Estate management agreement (one-year term) as approved by Board of Directors. Motioned by Stan, seconded by Chris.
- Formal acknowledgement revisions to HOA Declaration of Conventions, Covenants and Restrictions in 2015, re: Section 3.11 Animals. Motioned by Chris, seconded by Todd.

Discussion

The fishing cabin will not be leased out for weddings this year, which will impact revenues and the FY 2016 budget. As a result, some maintenance activities (i.e. mowing grassy areas) will be slightly scaled back, but not enough to impact overall aesthetics. Chris indicated he would

continue discussions with neighboring communities to devise a plan for future fishing cabin rentals.

In 2015, the local law firm Balcomb and Greene was hired to perfect the water rights for Coryell Ranch HOA. Discussion included the extent to which senior water rights holders could impact Coryell's rights to streamflow, as well as that of upcoming projects on upstream ditches. The merits of open ditches versus hard-piped water conveyances, in terms of cost, water conservation and neighborhood aesthetics, was also debated.

Each Board seat is a two year term. The current President, Vice President, and Secretary's seats expire at the end of FY 2016, and the Treasurer seat will expire at the end of FY 2017.

Action Items

- Upload Coryell Ranch HOA budget, balance sheet and profit/loss statements from FY 2015 to website.
- Email Todd Cramer copy of draft revisions to HOA Design Guidelines.