



COMANCHE COVE OWNERS ASSOCIATION

BOARD OF DIRECTORS MONTHLY MEETING

MINUTES: March 10, 2022

The Comanche Cove Owners Association monthly Board of Directors meeting was held on Thursday, March 10, 2022 in the Community Center at Comanche Cove. Board Members present: Ann Grasty, Jeff St. George, Danny Wilson, Peggy Manion, Linda Thacker, and Teresa Espinoza. Attorney Teresa McGonagill was present.

Meeting Called to Order: President, Jeff St. George called the meeting to order at 6:56 PM.

Appoint Parliamentarian: President, Jeff St. George appointed Peggy Manion as Parliamentarian for this meeting only.

Question and Answer about Deed Restriction Changes: Attorney Teresa McGonagill answered questions from the members and Board of Directors regarding Deed Restriction changes. Discussion on mail out being mailed again.

The Minutes: The minutes of the February 10, 2022 Board Meeting was read by Ann Grasty. Peggy Manion made a motion to approve the minutes for February 10, 2022; it was seconded by Teresa Espinoza. The motion was approved unanimously.

The Financial Report: February 28, 2022 Financials were presented by Ann Grasty. Danny Wilson made a motion to approve the February 28, 2022 financials; it was seconded by Peggy Manion. The motion was approved unanimously.

Restriction Report: Peggy Manion read the nine items listed on the restriction report.

Manager Report: None

The Architectural Control Report: The Architectural Control Report was presented by Peggy Manion.

Building Permits & Extensions:

Walker	C-1-519-3	2409 Creekview Dr	Finish Fence	Approved
Hernandez	C-2-369-4	2521 Coyote Trl	New Build	Approved
Landrum	C-1-513-12	2405 Creekview Dr	Metal Shed	Approved
Regeiz LLC	C-1-449-2	2522 Hercules Ct	New Build	Approved
Burrow	A-1-25-1	3208 Brazos River Ct	New Mobile	Approved
Fellenger	A-2-201-3	2828 Brazos River Dr	Shed	Approved
C5 Homes, Inc	A-1-153-1	823 Arkansas River Dr	New Build	Approved
Espinoza	A-1-335-2	809 Pease River Dr	New Build	Approved
Espinoza	A-3-206-1	1009 Pease River Dr	Fence	Not Approved

Unfinished Business:

- A. **Email Vote:** Deed Restriction Recommended Modification Final Changes for mail out was read into record by Ann Grasty.

New Business:

- A. Budget 2022/2023:** Ann Grasty made a motion to approve the 2022/2023; it was seconded by Danny Wilson. The motion was approved unanimously.
- B. Road Repair: Hercules Court \$8,000.00:** Danny Wilson made a motion to open Road Repair for discussion; it was seconded by Peggy Manion. The motion was approved unanimously to open for discussion. Danny Wilson made a motion to approve road repair on Hercules Court; it was seconded by Peggy Manion. The motion was approved unanimously.

Board of Directors Discussion: Jeff St. George touched on chickens being allowed per the Restrictions, this will be addressed in months to follow when laws on chickens are reviewed by attorney in the future. Mr. St. George also explained why members cannot make motions from the floor, how someone can be on the Board, taking pictures of car and houses should be reviewed by attorney, neighborhood watch committee use community center will be up to the next board, bathrooms open on clean up day will be up to next board, speak at annual board meeting will be allowed with no motions, looking for county rep to count votes, mail out will be reviewed by attorney, and how items get placed on the agenda was explained that board puts items on agenda.

Executive Session: Peggy Manion made a motion to go to Executive Session; it was seconded by Teresa Espinoza. The motion was approved unanimously.

Peggy Manion made a motion to return to Board Meeting at 7:51PM; it was seconded by Ann Grasty. The motion was approved unanimously. The topic of Executive Session was legal information and a Special Meeting will take place to vote on road repair, agenda will be posted.

Teresa Espinoza made a motion to adjourn the meeting; it was seconded by Peggy Manion. The motion was approved unanimously.

President, Jeff St. George adjourned the Monthly Board Meeting at 8:05 PM.

Respectfully Submitted for Approval,


Ann Grasty, Secretary/Treasurer

Date: 4/14/2022

Approved,


Danny Wilson, Vice President

Date: 4/14/2022