

**Minutes of the 2006 Annual Meeting of the
Horse Creek Ranch Homeowners Association Board of Directors
Saturday, February 25, 2006**

The board meeting was called to order at 9:30 AM by Roy Martin (President) in the house of Roy Martin. A voting quorum was verified as present. Board members in attendance were Mike Fowler, Suzan Gamble, Roy Martin, David Mundt, Don Musel, Doug Musel, Richard Spindle and Dick Van Dyke. Property owners in attendance were Jerry Barrett, Theresa Dillon, Lynn Mayo, Alma Musel and Eusebio (Tiger) Tijerina.

Approval of Minutes

The minutes of the October 15, 2005 Quarterly Board Meeting were read by Richard Spindle. A motion was made by Doug Musel to accept the minutes and seconded by Richard Spindle. The motion passed.

The minutes of the February 11, 2005 Called Board Meeting were read by Richard Spindle. A motion was made by Suzan Gamble to accept the minutes and seconded by Richard Spindle. The motion passed.

Treasurers Report

A report of expenses and account balances for 2005 was delivered by Secretary Treasurer Dick Van Dyke. A second report of the expenses and balances for 2006 was also delivered. Discussion about status of dues collected. Dick will soon send out a second mailing to request dues payment. It was moved by Richard Spindle to accept the report and seconded by Don Musel. The motion passed.

Wildlife Management Committee Report

Bell County Auditor meeting – WMP Chairperson Suzan Gamble reported that she and Roy Martin met in October with Roger Chesser, the Deputy Chief Appraiser of Bell County. Mr. Chesser informed HCRHA that he was now the auditor of compliance of wildlife management plans in Bell county. (Although HCRHA is in Coryell county, by virtue of Moody's school taxes being collected by Bell county, it is Bell county's responsibility to set property valuation for the Moody area.) Significant changes are now in effect for enforcement of compliance of the WMP by the Bell County Tax Appraisal District. Deer feeders will no longer be allowed as counting as a wildlife management activity; we can still fill the feeders, but the entire HCRHA won't get credit for it as a group WMP activity. Mr. Chesser agreed to meet with HCRHA on March 6 at 6 PM to review requirements. Each property owner should have a WMP notebook to outline requirements.

Architectural Control Committee Report

1. Review of status of possible deed restriction violation on Tract 2 Phase II. Roy Martin reviewed latest information from law firm of Amsler & Amsler. It is their contention that indeed the Tract 2 Phase II has been “legally subdivided.”
 - After discussion by the Board it was moved by Mike Fowler and seconded by Richard Spindle that Roy Martin contact the Amsler & Amsler to cancel the lawsuit. The motion passed.
 - It was further motioned by Doug Musel and seconded by Richard Spindle that a letter be sent to the land owners of Tract 2 Phase II to inform them that they are now deemed in compliance with the Deed Restrictions. The motion passed.
2. ACC Chairperson Mike Fowler presented that he did not know of any other violations on HCR and that none had been reported to him.
3. Roy Martin expressed concern that a formal procedure needed to be adopted by the Board to process future violation complaints. Roy will work with the ACC Chairperson to develop that set of procedures (to be adopted by the Board at a future date).

Disposal of HCRHA Deer Feeders?

It was suggested that the Board might want to consider selling or disposing of the existing deer feeders since we'll no longer “get credit” for maintaining the deer feeders as a cooperative. It was, however, suggested that we table this discussion until after the March 6 meeting with the Mr. Chesser on the new requirements for the WMP. If we did want to dispose of them, we might want to wait until just before Deer Season, so that we'll have an interested public to purchase them.

It was moved by Dick Van Dyke to table this discussion until sometime after the March 6 meeting with the County Auditor. The motion was seconded by Richard Spindle. The motion passed and the item was tabled until some future meeting.

Set Next Board Meeting Date

Discussion ensued on when to set next Board meeting. If we hold to past practices, this next one would be the “Spring Barbeque” meeting. There was concern that we need not spend the money on the Barbeque, since attendance at prior Barbeques hasn't been significant. The last one at Gina Laranga's house, however, WAS well attended.

It was moved by Doug Musel that this item be tabled until the next Called Meeting, which will be held right after the March 6 meeting with Mr. Chesser. The motion was seconded by Richard Spindle and it passed.

Election of New Board Members

There were no nominations in advance of the meeting, so the floor was opened for nominations to fill the slots of three board memberships which were due to rotate off the board this year.

Of the three open positions

- Incumbent Roy Martin was nominated for seat 5. He was elected by unanimous voice vote.
- Incumbent Don Musel was nominated for seat 7. He was elected by unanimous voice vote.
- Eusebio (Tiger) Tijerina was nominated for seat 12. He was elected by unanimous voice vote.

Election of New Board Members

For the following offices, the respective individuals were nominated and elected:

- **President:** Richard Spindle was nominated by Doug Musel. He accepted and was elected by unanimous voice vote.
- **Vice President:** Doug Musel was nominated by Tiger Tijerina. He accepted and was elected by unanimous voice vote.
- **Secretary Treasurer:** Incumbent Dick Van Dyke was nominated by David Mundt. He accepted and was elected by unanimous voice vote.
- **Wildlife Committee Chairperson:** Incumbent Suzan Gamble was nominated by Roy Martin. She accepted and was elected by unanimous voice vote.
- **Architectural Control Committee Chairperson:** David Mundt was nominated by Roy Martin. He accepted and was elected by unanimous voice vote.

Adjourn

It was moved by Dick Van Dyke to adjourn the meeting and seconded by Richard Spindle. The motion passed and the meeting adjourned at 10:40 am.