

Meeting Minutes

Horse Creek Ranch Homeowners Association

Board of Directors Quarterly Meeting

April 21, 2007

Home of Richard Spindle, 16010 FM 107, Moody TX

Opening

Board President Richard Spindle opened the meeting at 9:35 AM and a quorum was verified (Doug Musel attended by phone).

In Attendance

Board Members present were:

Richard Spindle (President)

Douglas Musel (Vice President)[phone]

Donald Musel (Secretary/Treasurer)

Roy Martin

Suzan Gamble

Eusebio (Tiger) Tijnerina

Beki Laird

Board Members not present:

Rick Hines (Declarant)

Dick Van Dyke

Michael Tipton

Mike Fowler

Dennis Merath

Additional Homeowners present were:

Seth Laird

Frank Schwake

Kurt Hall

Melanie McPherson

Last Meeting Minutes

Secretary/Treasurer Don Musel read the meeting minutes from the January 20th 2007 Meeting. Beki Laird moved that the minutes be approved. Seconded by Tiger. The Board passed the motion unanimously.

Financial Report

Secretary/Treasurer Don Musel presented the financial report. The current account balance was \$1319.35. The Board accepted the report.

Wildlife Management

President Richard Spindle, acting as the Wildlife Management Chairperson, reported that over half of the properties had been denied the wildlife valuation due to inadequate intensity levels. Ms Tammy Ushan of the Bell County Tax Assessors Office sent letters to both qualifying and non-qualifying property owners notifying them of their status and informed the Homeowners Association that it no longer qualifies as a wildlife management Co-op.

Roy Martin asked of the future role of the Homeowners Association now that the individual property owner is responsible for Wildlife management and the impact of this on the deed restrictions as they are currently written. Richard Spindle will seek a meeting with Rick Hines (Declarant) about this issue. Don Musel, Frank Schwake and Roy Martin requested to participate in the meeting.

Architectural Control

Don Musel reported one complaint was brought against tract 33 in legend oaks about a barbed wire fence across the front of the property but before the complaint could be acted upon the owner of tract 33 had submitted plans for an acceptable permanent fence to replace the one referenced in the complaint.

Roy Martin and Don Musel presented the formal written operational procedures for Architectural Control to the board. Roy martin moved to accept the ACC procedures as written Seconded by Eusebio Tijnerina. The Board passed the motion unanimously.

Old Business

Board Rotational Schedule

Don Musel reviewed the previous version of the rotational schedule and assigned newly elected board members into the vacant slots in the rotational schedule.

Past Dues Collection

Richard reported no further action has been taken on those properties still outstanding.

New Business

Bill for Unsolicited accounting services from *Parrish, Moody & Fikes P.C.*

Don Musel presented the Board a bill for \$1500, received from the accounting firm of Parrish, Moody & Fikes P.C. for tax work performed on the homeowners association's behalf for tax years 2001, 2003 and 2005. Don informed the board he had reviewed the previous meeting minutes and consulted other board members about any knowledge of when or who hired this firm. Carol McIntosh, the CPA who did the work, acknowledged that Rick Hines had hired them. Rick had apparently hired the firm without ever consulting or informing the board of his actions. Don also stated that he felt that the fees seemed unusually high considering how simple the tax forms were to complete. After some discussion the board decided that payment action would be deferred until after Richard could meet the Rick Hines about this.

Next Quarterly Meeting and Adjournment

Roy Martin made a motion to set the next quarterly meeting for Saturday the 21st of July 2007 at his home. Seconded by Beki Laird. The Board passed the motion unanimously

Meeting Minutes prepared by Secretary/Treasurer, Donald Musel.