

Meeting Minutes

Horse Creek Ranch Homeowners Association

Board of Directors Quarterly Meeting

Oct 20, 2007

Home of Mike and Terrie Tipton, 208 Legend Oaks Drive, Moody TX

Opening

Board President Richard Spindle opened the meeting at 9:11 AM and a quorum was verified.

In Attendance

Board Members present were:

Richard Spindle (President)
Eusibio Tijerina (Acting Vice President)
Donald Musel (Secretary/Treasurer)
Roy Martin
Dick Van Dyke
Michael Tipton
Mike Fowler

Board Members not present:

Rick Hines (Declarant)
Susan Gamble
Beki Laird
Dennis Merath

Additional Homeowners present were:

Melisa Bly
Raymond Chubb
Frank Schwake
Jim Hicks
Ida Hicks
Terrie Tipton

Last Meeting Minutes

Secretary/Treasurer Don Musel read the meeting minutes from the July 21st 2007 Meeting. Eusibio Tijerina moved that the minutes be approved. Seconded by Roy Martin. The Board passed the motion unanimously.

Financial Report

Secretary/Treasurer Don Musel presented the financial report. The current account balance was \$647.52. The Board accepted the report.

Architectural Control

Mike Tipton reported that no complaints had been received. Don Musel reported that plans had been submitted for construction on tract 50, Legend Oaks and were approved.

Mike Tipton reported that he had also received plans for tract 40, Legend Oaks and would be approved at the end of the meeting.

Old Business

Results of Meeting with Rick Hines.

Roy Martin, Richard Spindle, and Frank Schwake briefed the board on the results of their meeting with Rick Hines (declarant). The discussion covered the following issues:

1. *Future Wildlife Management roll of the HOA and possible amendment of the deed restrictions to remove references to wildlife management:* Mr. Hines suggested we hire an attorney to get the deed restrictions changed legally but he would not financially contribute to the effort.
2. *Homeowner contact information:* Mr. Hines understood and agreed that his office *has* to notify the HOA when property is sold and he stated that his office (specifically Tanya Pruitt) would be responsible for getting us the contact information on those properties that had not already been forwarded to the HOA.
3. *Bill for Accounting Services:* Mr. Hines stated that he had board approval to act on their behalf to hire **Parish, Moody and Fikes P.C.**, and that the board just doesn't recall giving him the approval. That none of the meeting minutes substantiate his claim, in his opinion, just means that the meeting minutes were inaccurate.
4. *HOA Signage:* Roy Martin apologized to the board that the subject was forgotten and not covered at the meeting.

Bill for Accounting Services

Eusibio Tijerina made the motion, seconded by Dick Van Dyke, to avoid getting billed for more unsolicited accounting that we notify **Parrish, Moody and Fikes P.C.** that the Homeowners Association will no longer be using their services. The Board passed the motion unanimously.

New Business

Past Dues Collection

Dick Van Dyke stated that dues collection is becoming a serious a problem and wanted to spend some time discussing a solution. After some discussion, Eusibio Tijerina moved that a separate closed meeting held to resolve the issues of dues collection. Don Musel seconded the motion. Dick Van Dyke motioned that this meeting needs to be conducted within 30 days, seconded by Eusibio Tijerina. The date was set for November 3rd at Don Musel's home. Roy asked that since not all board members were present at this meeting that notices go out to all board members immediately. The Board passed the motion unanimously.

Letter notifying board members of bylaw 8.01.

Roy Martin made a motion, seconded by Don Musel, to implement a statement of understanding be developed by the executive committee that board members affirm that they understand key points [primarily bylaw 8.01] of responsibility to the board and restrictions and that the statement be signed by all board members at the annual meeting and by any new board member when they join. Also, that new all members be given packet that, at a minimum, contains the deed restrictions and bylaws and that the goal is to eventually put them on the HOA website. The Board passed the motion unanimously.

Recording Secretary position

Roy Martin made a motion to create a position of Recording Secretary to assist the Secretary/Treasurer with tasks, at his/her discretion. Seconded by Dick Van Dyke. The Board passed the motion unanimously. Eusibio Tijerina will take on the responsibly, as the nominating committee chairman, to bring forward a viable candidate.

Insurance

Roy Martin asked if there really is a need for the the insurance policy. After some discussion, the board agreed, although expensive, it's probably still necessary to protect the individual board member's personal assets in the event of potential lawsuits.

All board members to become ACC committee members

Don Musel made the motion, seconded by Mike Tipton, that all board members be made ACC committee members, reducing the requirement to find and elect committee members. This would not limit or exclude any additional persons from becoming committee members. The Board passed the motion unanimously.

Next Quarterly Meeting and Adjournment

The Board set the next Annual meeting date for 9:00 AM , Saturday the 19th of January 2008 at Don and Alma Musel's Home.

Eusibio Tijerina made a motion to adjourn, seconded by Michael Tipton. The Board passed the motion unanimously

Meeting Minutes recorded and prepared by Secretary/Treasurer, Donald Musel.