

Meeting Minutes

Horse Creek Ranch Homeowners Association

Board of Directors Quarterly Meeting

July 12, 2008

Home of Dick and Sandy Van Dyke, 15520 FM 107, Moody TX

Opening

Board President Roy Martin opened the meeting at 9:07 AM and a quorum was verified.

In Attendance

Board Members present were:

Roy Martin (President)

Eusebio Tijerina (Vice President)

Donald Musel (Secretary/Treasurer)

Richard Spindle

Dick Van Dyke

Beki Laird

Eugene Shirley

Board Members not present:

Rick Hines (Declarant)

Michael Tipton

Debra Musel

Additional Homeowners present were:

Lynn Mayo

Mike Fowler

Frank Schwake

Linda Shirley

Last Meeting Minutes

Secretary/Treasurer Don Musel read the meeting minutes from the January 19th and April 19th 2008 Meetings. Eusebio Tijerina moved that the minutes be approved. Beki Laird seconded the motion. The Board passed the motion unanimously.

Financial Report

Secretary/Treasurer Don Musel presented the financial report. The current account balance was \$3759.01. Dick Van Dyke moved that the report be received. Eusebio Tijerina seconded the motion. The Board passed the motion unanimously.

Architectural Control

Mike Tipton was not on hand to give a report. Don Musel reported that 2 sets of plans had been received and approved for the quarter and no complaints had been received.

Richard Spindle took this opportunity to report a violation regarding tire dumping. This being the second violation on the same tract prompted discussion that the procedures may need revisions to deal with repeating violators.

Eusebio Tijerina moved that Roy Martin notify the property owner in violation on Monday that if the tires are not removed within the 10 business days, the Sheriff's Department will be notified since it is a violation of law. Concurrently, a violation letter will be submitted to the HOA and the violation procedures invoked. Richard Spindle seconded the motion. The Board passed the motion unanimously.

Frank Schwake asked if the brush pile that the Hines group had attempted to burn on Tract 27 would be considered a violation due to the hazards of brush fires. The board concluded that it is not in violation.

Old Business

Results of Meeting with Rick Hines.

Dick Van Dyke had met with Rick Hines (Declarant) to discuss problems we have with the way the HOA is organized. Rick was receptive to changing some of the Articles of Incorporation and Bylaws and suggested having his lawyers look at them for possible adjustments. Rick also said that his office could take over some or all of the Secretary/Treasurer duties as well if the Board could not perform those functions.

Richard Spindle moved that Dick Van Dyke be empowered to move forward with Rick and explore, in more detail, possible changes to Bylaws or Deed Restrictions and what costs that would be incurred by both parties and present those options to the Executive Committee. Beki Laird seconded the motion. The Board passed the motion unanimously.

Recording Secretary

No new action.

New Business

Call for new Board Members

Richard Spindle moved to add Eugene Shirley (a property owner) to one of the vacant Board Member positions seconded by Dick Van Dyke. The board passed the motion unanimously.

Soon to be vacant Secretary/Treasurer position

Richard Spindle moved to empower the executive committee to begin the search process a paid recording Secretary/Treasurer who would ultimately report to the Board Secretary/Treasurer. Eusebio Tijerina seconded the motion. The Board passed the motion unanimously.

Dick Van Dyke moved that the board place Beki Laird as the interim Secretary/Treasurer effective upon the resignation of Don Musel at the end of this meeting. Richard Spindle seconded the motion. The Board passed the motion unanimously.

Purchase of *QuickBooks Pro* accounting software

Dick Van Dyke made the motion that the Secretary/Treasurer be authorized to purchase the existing copy of QuickBooks Pro from Don Musel at his purchase price providing he

purchased it expressly for the benefit of the HOA. Richard Spindle seconded the motion. The Board passed the motion unanimously.

Past dues and filing of property liens

Richard Spindle moved that the executive committee be empowered to proceed on the liens to include contacting lawyers, sending out notices, and actually imposing liens for whatever the collection agent requires. Dick Van Dyke seconded the motion. The Board passed the motion by majority vote.

Positive impact actions with Property Owners

Eusebio Tijerina suggested that the Board of Directors should try and make more of an impact on the property owners through a series of positive actions. As a result, Beki Laird made a motion that Richard Spindle head up a hospitality committee called the “*Welcome Wagon*” with additional members to be named later. Don Musel seconded the motion. The Board passed the motion by majority vote.

Resignation of Don Musel from the Board of Directors

Don Musel announced he would be resigning from the Board of Directors at the conclusion of the meeting, and would be willing to assist Beki Laird transition into the Secretary/Treasurer position as needed. Roy Martin thanked him on behalf of the Board for serving on the Board as Secretary/Treasurer.

Executive Committee Meeting

Roy Martin requested the Executive Committee reconvene at the conclusion of the quarterly meeting for a separate open meeting to discuss in detail issues touched upon in this meeting.

Next Quarterly Meeting and Adjournment

The Board set the next quarterly meeting date for 9:00 AM, Saturday the 11th of October 2008 at Eusebio Tijerina’s property.

Richard Spindle made a motion to adjourn, seconded by Beki Laird. The Board passed the motion unanimously.

The meeting adjourned at 10:55AM

Meeting Minutes recorded and prepared by Donald Musel.