

Meeting Minutes

Horse Creek Ranch Homeowners Association
Board of Directors Quarterly and Annual Meeting
November 7, 2009
Home of Marry Barr, Lot 12, 300 Shady Oaks Lane, Moody, TX 76557

Opening

Board President Eusibio Tijerina opened the meeting at 9:13 AM and a quorum was verified.

In Attendance

Board Members present were:

Eusibio Tijerina (President)
Eugene Shirley (Vice President)
Lacee Woods (2nd Vice President)
Dee Schmidt (Secretary)
Beki Laird (Treasurer)
Mary Barr (ACC Chairman)

Board Members not present:

Rick Hines (Declarant)

Additional Homeowners present were:

<i>Gabriel Compean</i>	<i>Melisa Bly</i>
<i>Curt Schmidt</i>	<i>Frank Schwake</i>
<i>Richard Spindle</i>	<i>Linda Shirley</i>
<i>Roy Martin</i>	<i>George & Louise Perreault</i>
<i>Scott Cure</i>	<i>Don Musel</i>
<i>Angie Poe</i>	<i>James & Becky Alleman</i>
<i>Aimee DePew</i>	<i>Concepcion Cruz</i>

Last Meeting Minutes

Secretary Dee Schmidt read the meeting minutes from the October 4, 2009 meeting. It was noted that the inclusion of "Old News" was in error and is to be corrected. Eugene Shirley motioned to accept the meeting minutes, with the proposed corrections; Beki Laird seconded the motion. The Board passed the motion unanimously.

Financial Report

Treasurer Beki Laird presented the financial report reflecting 2009 expenses paid and dues received. Dee Schmidt moved that the report be received. Lacee Woods seconded the motion. The report was accepted by unanimous vote.

Architectural Control

Mary Barr gave ACC report. Plans have been submitted and approved in regards to fencing and storage buildings. There was some discussion among the Homeowners as to

what restrictions apply to which Homeowners. It was strongly recommended that each Homeowner check the restrictions given to them prior to submitting their plans.

A question was also raised regarding County versus Homeowners' Association responsibilities in road maintenance. Mary Barr explained the County's responsibilities would expand after 50% of Homeowners are living within the subdivision.

Richard Spindle requested information regarding previous violations- M. Barr states all violations on file have been corrected. Roy Martin reminded everyone of the procedure to notify the Board of violations.

New Business

Website

Current features of the HCRHOA Website were discussed and additions such as a "Contact Box" were suggested. Due to privacy and time restraints, personal contact information for Board members cannot be listed on the Website, but a new e-mail address for the HCRHOA is to be created and added so that individuals with questions, comments, or suggestions can be heard in a timely manner. A motion was made by E. Tijerina to create and add this e-mail address (to be checked weekly by B. Laird), seconded by D. Schmidt, and was passed unanimously.

Loose Animals

E. Tijerina brought up the fact that he had received complaints from Homeowners regarding loose dogs (and other livestock) and asked how we should address the matter. There was much discussion regarding County and State rules, along with current HCRHOA restrictions. It was decided that while we as an association do not have any structured penalties for loose livestock or animals, a letter should be drafted and submitted for approval to send to the Homeowners reminding them of current local laws regarding the matter. B. Laird is to present the letter at the next meeting.

Dues

There was lengthy discussion about the dues: collection "old" dues, invoices for next year's dues, and if the fact that we as a Board could not collect dues, were the Homeowners still obligated to pay them. It was decided that: B. Laird as Treasurer would contact M. Barr at Hines of Texas to verify the names/lots of all foreclosed/bankrupt/sold properties and remove them from the accounting books, as they are no longer collectable; all previous years' dues are the obligation of the Homeowner per the contract documents and deed restrictions *regardless of Board's status*; and invoices for next year's dues are to be sent by Jan 1, 2010, payable upon receipt, as per usual.

Realty Questions

M. Barr fielded several questions regarding subdividing and selling properties to the questioners' satisfaction.

Broadband Internet

It was brought to the attention of the Board that some Homeowners are able to get high-speed Internet connection through a local Broadband Wireless company, and others cannot due to their current distance from the transmission tower. One Homeowner contacted the company and was told that if more of us wanted the service, they would possibly be willing to expand to cover the subdivision. M. Barr suggested that a letter be sent to all Homeowners suggesting that they contact Farm-to-Market Broadband in an effort to get the company to expand their coverage. B. Laird made a motion to send a postcard with this suggestion and their contact information, seconded by Lacey Woods, and passed unanimously.

Next Board Meeting

The Board set the next Board meeting date for 9:30 AM, Saturday the 23rd of January 2010, at Mary Barr's home, following discussion of possibly moving the Quarterly Meetings to the evening. Meeting reminders are to be sent 30 days prior to the next meeting and D. Schmidt is to call Homeowners prior to the meeting if possible.

B. Laird made a motion to adjourn, seconded by M. Barr. The meeting adjourned at 10:14 AM.

Meeting Minutes recorded and prepared by Dee Schmidt and Beki Laird.