

Meeting Minutes

Horse Creek Ranch Homeowners Association
Board of Directors Quarterly and Annual Meeting
January 23, 2010
Home of Marry Barr, Lot 12, 300 Shady Oaks Lane, Moody, TX 76557

Opening

Board President Eusibio Tijerina opened the meeting at 9:40 AM and a quorum was verified. Treasurer B. Laird volunteered to record the meeting minutes in Dee Schmidt's stead, as she was unable to attend due medical reasons.

In Attendance

Board Members present were:

Eusibio Tijerina (President)
Eugene Shirley (Vice President)
Lacey Woods (2nd Vice President)
Beki Laird (Treasurer)
Mary Barr (ACC Chair)

Board Members not present:

Rick Hines (Declarant)
Dee Schmidt (Secretary)

Additional Homeowners present were:

<i>Angie Poe</i>	<i>Melisa Bly</i>
<i>Brandon CasauBon</i>	<i>Linda Shirley</i>
<i>Richard Spindle</i>	<i>Scott Cure</i>
<i>Judy Herring</i>	<i>Dick & Sandy Van Dyke</i>
<i>Michael Fowler</i>	<i>Don & Alma Musel</i>
<i>Tony & Cathy Gronska</i>	

Last Meeting Minutes

B. Laird read the meeting minutes from the November 7, 2009 meeting. M. Barr motioned to approve the minutes, seconded by E. Tijerina. The Board passed the motion unanimously.

Financial Report

B. Laird presented the financial report reflecting 2009 total expenses paid and dues received, as well as 2010 "to-date" totals. M. Barr moved to accept the financial report, seconded by E. Shirley and the vote was unanimous. E. Tijerina moved that the report be posted to the website. E. Shirley seconded the motion. The motion was accepted by unanimous vote.

A question was raised by C. Gronski: are new homeowners responsible for any due not paid by former owners? She was assured that new owners are not liable for any dues not paid by former owners (and was welcomed as a new member to the meeting and neighborhood).

B. Laird stated that due to technical difficulties the Association's Franchise Tax Report was temporarily "lost" in the State's system, but that we had been found and were currently still in good standing with the Comptroller's office. She requested permission to apply for an exemption to file, as recommended by the Comptroller's office. E. Tijerina noted there were no objections and she is to look into the requirements for filing the application for exemption.

Architectural Control

M. Barr gave ACC report. Plans have been submitted and approved in regards to a new carport and a new house. Both set of plans were approved. No reports of violations received by M. Barr, at the Post Office Box, or via e-mail. B. Laird motioned to accept the report and seconded by E. Shirley. It was accepted unanimously.

Old Business

HCRHOA e-mail address

B. Laird reports that the new e-mail address for the HCRHOA has been created and added to the website so that individuals with questions, comments, or suggestions can be heard in a timely manner. E-mails can now be sent to hcrhoa@gmail.com and are to be checked no less than once a week.

Loose Animals

B. Laird read the prepared Loose Animal Letter, which discusses our responsibilities as homeowners in regards to animals in the neighborhood. E. Tijerina motioned to accept the letter and have it distributed to all homeowners. The motion was seconded by E. Shirley and approved by all voting members present. Discussion moved to general talk of various critters out here, and members were encouraged to hunt and remove all feral hogs and coyotes.

Broadband Internet Postcard

The postcard on the subject of wireless broadband Internet service was printed and delivered to homeowners. Some folks present noted that they did not receive the postcard, but the majority of us did. There was light conversation about the services available for us so far out, and it is not known if the Broadband company has received any additional requests for service out here. There was also discussion that some were happy with the satellite service they are currently using or cannot switch due to their location. No follow-up is necessary.

New Business

Approved changes to By-Laws

B. Laird raised the question of how we would add the changes to the By-Laws adopted at the previous meeting to existing documents- by addendum or re-writing document? It was agreed that the proper procedure would be to strike through the existing document and insert the approved changes in dated footnotes. M. Barr is to send a copy of the revisions to Alma Musel to upload to the website. E. Tijerina motioned, E. Shirley seconded, and the motion passed unanimously. It was also noted that the wrong version of the restrictions was still on the website and these are to be included with footnote revisions of By-Laws to be sent to A. Musel.

Projects

E. Tijerina made the suggestion that we begin developing ways of supporting nearby community projects in an effort to use the dues we collect in a beneficial manner. He suggested a spring or summer BBQ to get everyone connected and involved in the neighborhood. D. Van Dyke concurred with the idea of using our dues in nearby projects, as this will bring positive attention to our community from the county as a viable “political” group/ influence in the area.

M. Barr stated that Mother Neff State Park has been outreaching in the community and that she has made parking available for the park when busloads of children arrived and it was too wet and full for customary parking. The park is looking for volunteers for a flood clean-up day, to be held next Saturday, the 30th of January. Everyone is encouraged to participate in this event, and many said they would try to be there. M. Barr motioned that she be allowed to contact the park, and utilizing available funds, provide water (or whatever item they deem most necessary) to help the volunteers at the project. B. Laird seconded the motion and it was accepted by all. M. Barr is to provide follow-up at the next set meeting.

Deer Census

R. Spindle noted that it would be a good idea to re-instate the annual fall deer census. Everyone agreed, and discussion on the matter is to continue. Volunteers for coordinating the census with the Texas Parks and Wildlife were and are encouraged.

Weblinks

D. Van Dyke asked if the link to the Moody Chamber of Commerce website was available and no one could verify either way. B. Laird stated that she would look on our website and make sure all links are working properly.

Late Receipt of Dues

D. Van Dyke warned that allowing delinquent receipt of dues was a dangerous precedent. B. Laird assured everyone that most past dues have been or will be paid shortly, or have been deleted- as appropriate, and that our first set of reminders for the current year’s dues is scheduled to be printed and mailed in April. R. Spindle noted there are problems when the property gets sold and the dues are not paid, and M. Barr noted that foreclosure wipes out all our ability to collect past dues, and those accounts have been closed/deleted. She also reminded everyone of the procedure of sending reminder letters first (usually in April)

and then make decisions regarding issuing liens. D. Musel noted that these reminders should include language to that effect that all dues are due at the first of the year and that all homeowners are responsible for these dues and that a lien can be assessed on their property for non-payment. B. Laird is to bring a summary of all past due accounts to the next meeting for review by the board to determine if action is necessary in any delinquent account balances.

Horse Riding

A. Poe asked if she was allowed to ride her horses in the neighborhood, noting that she does not nor intends to cross any fences, but rides where she has permission or along the ROW. It was mentioned that Hines has no rules against the practice and everyone seemed inclined to agree that it's OK and if a homeowner has a problem with it they need to put up a sign, or something of the like.

Next Board Meeting

D. Van Dyke noted that this was a great meeting that was overall very positive and upbeat; there was light conversation of agreement. Brief discussion of agenda items for the next meeting, then the Board set the next Board meeting date for 9:00 AM, Saturday the 17th of April 2010, at Mary Barr's home.

B. Laird made a motion to adjourn, seconded by E. Shirley. The meeting adjourned at 10:54 AM.

Meeting Minutes recorded and prepared by Beki Laird.