

Meeting Minutes

Horse Creek Ranch Homeowners Association
Board of Directors Quarterly and Annual Meeting
April 24, 2010; 8:30 a.m.
Home of Marry Barr, Lot 12, 300 Shady Oaks Lane, Moody, TX 76557

Opening

Board President Eusibio Tijerina opened the meeting at 8:32 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 personal 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:

Linda Shirley

Last Meeting Minutes

B. Laird read the meeting minutes from the January 23, 2010 meeting. E. Shirley motioned to approve the minutes, seconded by L. Woods. The Board passed the motion unanimously.

Financial Report

B. Laird discussed the financial information and matters for the Board, beginning with Verification of Board Members for the Bank Signature Card of The First National Bank of Moody reflecting authorized signatures for the Association's checkbook. B. Laird is to have the Signature Card and accompanying documentation completed and returned to the bank in Moody for their records. The following Board members and offices were verified and unanimously accepted as authorized signatures/officers:

Eusebio Tijerina- President
Eugene Shirley- Vice President
Beki Laird- Treasurer

The Association's Franchise Tax Filing Form are to be completed and filed, with the total deposits for the Association in 2009 being \$2,583.50. B. Laird noted that with just a little more information she could file the forms that would allow exemption from filing this form annually. She would need to scan

the form to M. Barr of the Hines Group to assist in completion and requested approval to move forward with this. A motion was made by E. Tijerina to proceed and approve the report, seconded by E. Shirley, and approved by all.

B. Laird reported that the annual Federal Tax form is also completed and will be returned, with the total deposits for the Association in 2009 being \$2,583.50. E. Tijerina motioned to accept the report, which was seconded by L. Woods and passed unanimously.

Discussion moved to Homeowners' dues. B. Laird reported that there have been 32 payments received in 2010 to date, with a few of those being for 2009 dues. She reported there are 45 outstanding invoices, including 2010, 2009, and prior years' invoices included in that total. There was a review of a complete list of all past-due accounts and each account is to receive a reminder and a current statement of their account. B. Laird read the letter to be sent with each statement. M. Barr verified foreclosed or sold properties on the list, and all past-due amounts were assigned to a current property owner to receive a letter and statement. New accounts were briefly discussed as M. Barr presented B. Laird with a stack of new homeowners information forms. Candidates for liens were noted and will be shelved until the next meeting to allow those homeowners the opportunity to clear the debt on their balances. B. Laird is to compile historical data indicating total # of accounts, # still delinquent at the time of the next meeting, including percentages of delinquent accounts and lien candidates within those numbers.

Architectural Control

M. Barr gave the ACC report. She states that there are several letters that need to be sent including: The Lisenbe fence was supposed to be a temporary measure and a reminder that he is to move on with his plans & fencing should be expedited, as well as a letter to Barrett regarding the "hut" that was approved but has not been completed. No reports of new violations were received by M. Barr, at the Post Office Box, or via e-mail, and M. Barr reports there have been no new submissions of plans. B. Laird motioned to accept the report and L. Woods seconded the motion. The report was accepted unanimously.

HCRHOA e-mail address

B. Laird reported that the new e-mail address for the HCRHOA has been checked on a regular basis and all e-mails received have been read and dealt with, as appropriate. There are no problems to report.

Old Business

Approved changes to By-Laws on Website

M. Barr noted that the differences or errors seen in the HCR By-Laws and Restrictions (as brought to our attention in the last meeting) were reviewed and were not, in fact, on our website, but on the Hines' website. She states the discrepancies will be corrected and the website revised to show the updated and correct version of our documents. The HCRHOA website is current and has the correct documents, per M. Barr.

Mother Neff State Park Clean-up Day Report

B. Laird presented the Board with a letter received from the park following the event, thanking M. Barr

her for her (and our) contribution. Ovations and thanks were extended to Mary from everyone present. Her efforts to represent us- and our little community- were greatly appreciated. M. Barr stated that the Clean-up Day event had to be rescheduled due to flooding, but that she was able to take ice and water to Mary Anne and the crew when the event did take place. B. Laird requested receipts and M. Barr is to be reimbursed upon submission of those, as previously approved by the board.

M. Barr stated that she will be given the next Clean-up Day event information and will be sure to notify us so we can mail and post to the website an announcement for volunteers.

Deer Census

Due to time constraints, and with so few homeowners present, the matter was tabled to another time.

Weblinks

B. Laird stated that she looked on our website and verified all links are working properly.

New Business

Expand HOA's presence in county activities

E. Tijerina again briefly discussed the need to develop ways of supporting nearby community projects in an effort to use the dues we collect in a beneficial manner. No plans or ideas were discussed and Board members were encouraged to think on the matter and bring their ideas to the next meeting for discussion.

Discuss joining Moody Chamber of Commerce

There was brief discussion of the matter before E. Tijerina motioned to join the organization. The motion was seconded by E. Shirley and unanimously approved. B. Laird volunteered to file the membership request and will investigate and report on Chamber of Commerce meeting dates and times so that we can be prepared to have a HCRHOA member present at those meetings.

Set Budget

Due to time constraints, it was agreed that a preliminary budget would be developed by the Treasurer, B. Laird, who would present it for approval at the next Quarterly Meeting in July. She is to set up workshops to discuss budget items, as appropriate and necessary.

Floor Open

No additional new business.

Next Board Meeting

Brief discussion of agenda items for the next meeting, then the Board set the next Board meeting date for 9:00 AM, Saturday the 24th of July 2010, at Mary Barr's home. B. Laird made a motion to adjourn, seconded by L. Woods. The meeting adjourned at 10:15 AM.

Meeting Minutes recorded and prepared by Beki Laird.