

Meeting Minutes

Horse Creek Ranch Homeowners Association
Board of Directors Quarterly and Annual Meeting
July 24, 2010; 9:00 a.m.
Home of Marry Barr, Lot 12, 300 Shady Oaks Lane, Moody, TX 76557

Opening

Treasurer Beki Laird opened the meeting at 8:55 and a quorum was verified. Board President Eusebio Tijerina arrived during the reading of the minutes from the last meeting and began presiding over the meeting at 9:00 AM.

In Attendance

Board Members present were:

Eusebio Tijerina (President)
Eugene Shirley (Vice President)
Lacey Woods (2nd Vice President)
Dee Schmidt (Secretary)
Beki Laird (Treasurer)
Mary Barr (ACC Chair)

Board Members not present:

Rick Hines (Declarant)

Additional Homeowners present were:

Linda Shirley
Curtis Schmidt

Last Meeting Minutes

D. Schmidt read the meeting minutes from the April 24, 2010 meeting. D. Schmidt motioned to approve the minutes, seconded by E. Shirley. The Board passed the motion unanimously.

Financial Report

B. Laird presented the proposed budget for 2010-2011. The budget was unanimously approved, with the motion to accept by L. Woods and the second by E. Shirley.

While on the topic of budget and expenses, M. Barr brought it to everyone's attention that there had been a grass fire in the neighborhood on July 14th and that in an effort to reduce the risk of another similar situation she asked Frank Schwake to mow the edge of homeowners' properties along all of our roads. Mr. Schwake provided the service quickly and professionally, and presented her with his bill. M. Barr presented this to the board for approval to pay Mr. Schwake for his services from our funds, as this was an effort to benefit all of us in an effort to reduce any fire hazard along our roadsides. B. Laird motioned to approve the payment of this invoice, seconded by E. Shirley. The motion passed unanimously. Including this service bi-annually during peak fire months in the budget was discussed, and it was noted that we should offer to take bids on the service and choose from all bidders, as

applicable. The fire and Mr. Schwake's mowing of the roads in response to the fire are to be publicized on the website, along with invitation for bids for this service in the future, to be submitted to our P.O. Box.

Discussion moved to historical data report of Homeowners' dues. B. Laird reported that there are 63 total past due invoices at the time for a total past-due amount of \$3,421.60, including 2010, 2009, and prior years' invoices (dues & finance charges) included in that total. The majority of this total is 2010 dues not yet paid. A breakdown of the figures was presented and reviewed by all present. Nine accounts were identified as those with the highest past-due amounts. There was minor discussion of various accounts and their statuses for clarification. E. Tijerina motioned to accept the data report, thanking B. Laird for the visual presentation of the data for ease of use. L. Woods seconded the motion, which passed without objection.

E. Tijerina then called for a special meeting to include the Treasurer to discuss ways that we, as an association, could try to get these accounts up-to-date. He states we have spent too much time on the matter over the past several years, leaving the board unable to focus our attention to community/neighborhood activities or other more important issues. It was suggested that phone calls or personal visits might be necessary, or the association may have to enlist the help of a professional collection agency or an attorney. B. Laird agreed to meet with the President at a time of his choosing and volunteers were invited to attend. Statements are to be sent to homeowners prior to the next meeting.

Architectural Control

M. Barr gave the ACC report. She relates that she has received no response from Mr. Barrett regarding his incomplete structure. The Lisenbes have started their permanent fence. 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. She noted that the HOA had received a request for a current statement for dues, but that the property listed on the form was in the city of Moody. She will follow-up as appropriate or necessary. B. Laird reported that the annual insurance policy was due for renewal and noted that she would be sending in payment when due. There are no problems to report. E. Tijerina motioned to accept the report, seconded by M. Barr. The report was accepted unanimously.

Old Business

Moody Chamber of Commerce (COC)

B. Laird attempted to gather meeting information, but the Chamber's website offered little in that regards. She stated that our application is to be filed with the COC and that she contacted their President, Dick Van Dyke, via e-mail for meeting dates and times, but had not received any response the last time the e-mail was checked.

HOA's Activities

B. Laird suggested the following activity: Mulch Day. She stated that the Association could organize a day in the fall or spring to rent a mulcher or two for the neighborhood to use to mulch their brush (tree limbs, not leaves) if they wanted. There was discussion of logistics, cost, liability, etc. E. Tijerina motioned to have a more formal presentation of these issues for an official motion and vote on the event/ activity. D. Schmidt seconded the motion. There were no objections. B. Laird will gather more information to offer at for the next meeting.

Mother Neff State Park

M. Barr stated that she would notify the Board when she

New Business

Talk returned to the fire and the possibility of including roadside maintenance as a budget expense. It was agreed that this service would be briefly advertised in the notice to be posted on the website and any valid bids would be presented for review and approval. A motion was made by B. Laird, seconded by M. Barr. There were no objections.

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 9th of October 2010, at Mary Barr's home. B. Laird made a motion to adjourn, seconded by M. Barr. The meeting adjourned at 10:10 AM.

Meeting Minutes recorded by D. Schmidt and prepared by B. Laird.