

Meeting Minutes

Horse Creek Ranch Homeowners Association

Board of Directors Annual Meeting

July 23, 2011; 10:00 a.m.

E. Shirley's home: 116 Shady Oaks, Moody, TX 76557

Opening

Board Vice-President Eugene Shirley opened the meeting and a quorum was verified. .

In Attendance

Board Members present were:

Eugene Shirley (Vice President)

Lacey Woods (Treasurer)

Mary Barr (ACC chair)

Truman Herring (2nd Vice President)

Board Members not present:

Rick Hines (Declarant)

Beki Laird (Secretary)

Eusebio Tijerina (President)

Additional Homeowners present were:

Jim Riegel & Jacque Hagerty

Linda Shirley

Last Meeting Minutes

E. Shirley read the meeting minutes from the April meeting. There were no objections and the following correction was noted: E. Tijerina was not listed in "Board Members not present." T. Herring motioned to accept the minutes if this error is corrected, seconded by L. Woods. The Board passed the motion unanimously.

Financial Report

M Barr presented the following financial report:

- After sending 13 notarized Notice of Intent letters via certified mail and one strongly worded letter, payments were received from 5 homeowners/ accounts, totaling \$753.99. Letters acknowledging receipt of payment were recently prepared & mailed.
- One letter was returned unclaimed & the property is possibly facing foreclosure, so further action will be delayed pending additional information. Another letter was sent to the wrong address. The database has been updated & the Notice of Intent letter was re-sent (certified) when Liens were mailed to delinquent account holders.
- 6 accounts did not pay in full within 30 days, and liens were filed on June 16, 2011. Copies of the liens were mailed, including statements of past due amounts (dues, interest, and filing fees). Total to be collected (including interest & lien fees) is \$1192.83.
- One homeowner paid \$50 of a \$150 total bill, and interest was charged only for 2010 & 2011 dues. Her Notice of Lien has been amended & initialed by B. Laird to reflect current amount of dues owed.

- One account (owing \$250) is putting their property up for sale. Realtor was contacted to request payment of dues from homeowner or realtor prior to sale. Realtor has no obligation or interest to pay & they have been informed that Lien is to be filed. Homeowners did receive the certified letter advising them of our intent to take action & have not yet responded to our letter or request for payment via the realtor. Lien is to be filed with the county prior to the end of July & notice of Lien will be mailed when copy is returned by County Clerk's office.

Financial report was accepted by L. Woods, seconded by T. Herring, & was unanimously approved.

Discussion moved to Quick Books update. It was decided that no action needs to be taken at this time, as the service we have is acceptable for our purposes & we can always vote to pay for upgrades if the features become necessary to conduct our business.

Architectural Control

M. Barr also gave the ACC report. She reports receiving plans for one homeowner (Spencer; Lots 22 & 23) and reports no issues with the plans submitted.

A letter was received from A. Gronski dated 6-27-11 responding to a letter sent to them dated 6-17-11. They report foundation problems have been corrected & skirting for their home should be back in place shortly, "junk" is being sorted through and will be cleaned up as quickly as possible, stored metals & wood are to be used for a new deck and shop shortly, and tools and equipment should be "under cover soon." It appears they are willing and trying to address all concerns and no further action is necessary at this time.

There have been no new formal complaints, but there was general discussion amongst all present regarding potential violations. M. Barr volunteered to check on the number of horses currently residing on the Lisenbe property & will take action, as necessary.

A question was raised regarding shipping containers and if they violate any restrictions. It appears there are no restrictions regarding storage/ shipping containers, but the matter can be looked into more in-depth if formal complaint(s) are filed.

HCRHOA e-mail address & website

L. Woods reported that the link to the Coryell County Burn Ban webpage has been added to the HCRHOA website.

Old Business

Overlooked/ shelved for next meeting. No notes for this section.

New Business

The Hagertys reported that brush has been piled onto their property from their neighbor's. They were advised to file a formal report to the ACC chair.

Moody Cotton Harvest Festival

L. Woods noted that for a suggested donation of \$100 we could help sponsor the festival. There was no interest in this from the Board (no motion & no action taken).

Next Board Meeting

The Board set the next Quarterly Board meeting date for Saturday the 22nd of October, 2011, to be held at the home of E. Shirley. L. Woods made a motion to adjourn, seconded by M. Barr.

Meeting Minutes recorded by L. Shirley and prepared by B. Laird.