

Meeting Minutes

Horse Creek Ranch Homeowners Association
Board of Directors Quarterly Meeting
October 22, 2011; 10:00 a.m.
E. Shirley's home: 116 Shady Oaks, Moody, TX 76557

Opening

Board Vice-President Eugene Shirley opened the meeting at 10:15AM and a quorum was verified. .

In Attendance

Board Members present were:

Eusebio Tijerina (President)
Eugene Shirley (Vice President)
Truman Herring (2nd Vice President)
Beki Laird (Secretary)

Board Members not present:

Rick Hines (Declarant)
Lacey Woods (Treasurer)
Mary Barr (ACC chair)

Additional Homeowners present were:

Jim Riegel & Jacque Hagerty
Linda Shirley

Last Meeting Minutes

B. Laird read the meeting minutes from the July meeting. It was noted that the title should read "Quarterly," not "Annual" Board Meeting and that an addendum to *New Business* would be appropriate. (Missing street sign in Legend Oaks to be ordered.) Following assurance by the Secretary that these two issues would be corrected and added to the official records/ document, there were no further objections and E. Shirley motioned, with E. Tijerina seconding, that the minutes be approved as corrected. The Board passed the motion unanimously.

Financial Report

B. Laird presented the financial report in L. Woods's absence. In summary:

- All liens have now been filed for 2011. A total of 7 liens were filed. One homeowner paid the lien amount past due. She now has a zero balance & will receive her lien release letter. One certified letter was returned unclaimed: that property is for sale. Five liens remain outstanding.
- Expenses since last meeting totaled: \$1084.37
- Payments received since last meeting totaled: \$231.
- B. Laird updated lien correspondence to include Bell & Coryell County CAD numbers due to the need to be able to verify the physical location of the property when the lien documents are reviewed. A misunderstanding at the courthouse regarding two people with the same name initiated the changes.

The President requested a detailed timeline of the lien filing process and B. Laird stated she would see that one was presented at the next meeting.

Financial report was then motioned to be accepted by E. Tijerina, seconded by E. Shirley, & was unanimously approved.

Architectural Control

M. Barr was not present to provide an ACC report. It was noted that she requested the templates for complaint/ violation letters to respond to a submission from a homeowner, but the outcome of the complaint is not known at this time. B. Laird stated she would try to get a copy of the response letter to the submitting homeowner from M. Barr (if completed) and send to them via e-mail.

HCRHOA e-mail address & website

B. Laird reported receiving a letter from the Texas Comptrollers Office regarding a \$50 late fee that will now be applied to any Franchise Tax Report filed after the filing deadline.

Old Business

- B. Laird presented the Board Rotation Schedule. Both E. Shirley & T. Eusebio are scheduled to rotate off the Board at the end of this year. Two seats will be available at the Annual Meeting.
- The feasibility of a new stone entryway on County Road 338 for the back entrance of Legend Oaks was discussed. It appears a right-of-way/ easement has already been designated for one, we just need to see how much it would cost to do it & decide if it's something we want to pay to have done.

J. Riegel volunteered to head up a fact-finding committee to get bids/ quotes to have one installed. It was discussed that it should be a smaller version of those that are currently on Hwy 236. Someone mentioned that M. Barr may have the phone # for the "rock guy" who installed those & she will be contacted as necessary for that info.

- The conversation naturally proceeded to the missing street sign. The question of cost & who's responsible for that was raised by B. Laird & it was noted that at the last meeting M. Barr said she would look into getting that taken care of. M. Barr was not present at this meeting to respond to inquiries as to the status of ordering the sign.
- B. Laird presented a brief summary of hunting regulations relevant to a subdivision from the Texas Parks & Wildlife Department website. It was agreed that a copy of the information would be mailed to all homeowners & posted to the website. There was general discussion of hunting regulations and wildlife recently seen in the area. Everyone present was pleased to note wildlife activity of some sort on their properties.

New Business

B. Laird made a motion to donate \$100 to the Moody Public Library in an effort to support our local community resources. E. Shirley seconded the motion and there were no objections from the Board. B. Laird reports she will be happy to present a check to the Library.

Next Board Meeting

The Board set the Annual Board Meeting and BBQ lunch for Saturday the 28th of January, 2012, to be held at a location to be determined @ 1 PM. It was suggested that we try to find an indoor location and J. Hagerty volunteered to contact The Grove Community Center for pricing. Mother Neff State Park was also discussed as an option if the weather is not too cold. E. Tijerina moved to close the meeting, seconded by T. Herring. There were no objections & the meeting was adjourned at 11:20AM.

Meeting Minutes recorded and prepared by B. Laird.