

Meeting Minutes

Horse Creek Ranch Homeowners Association
Board of Directors Quarterly Meeting
April 28, 2012; 10:00 a.m.
E. Shirley's home: 116 Shady Oaks, Moody, TX 76557

Opening

Board President Beki Laird opened the meeting at 10:13 AM and a quorum was verified. .

In Attendance

Board Members present were:

Beki Laird (President)
Janice Wiegand (2nd Vice President)
Jacque Hagerty (Secretary)
Lacee Woods (Treasurer)
Mary Barr (AAC Chairperson)

Board Members not present:

Rick Hines (Declarant)
Truman Herring (Vice President)

Additional Homeowners present were:

Jim Riegel
Eugene & Linda Shirley
Stefan & Elicia Greene
James & Angela Crowell
Eusebio Tijerina
Melisa Bly

Last Meeting Minutes

B. Laird read the meeting minutes from the January meeting. B. Laird motioned, with L. Woods seconding, that the minutes be approved. The Board passed the motion unanimously.

Financial Report

L. Woods presented the financial. In summary:

- \$2624.08 has been collected so far bringing the total in the HOA account to over \$10,000.
- Reminders will be sent to property owners who have not paid this year's fees so far.

Financial report was then motioned to be accepted by B. Laird, seconded by J. Hagerty, & was unanimously approved.

Architectural Control

M. Barr reported that there are no formal complaints at this time but a problem with a fence has been noted.

- No new formal complaints. One property has a questionable fence, but a formal complaint has not been filed so far.

- Past Violations: In reference to an “eyesore” previously reported, the owners have begun cleaning up and are continuing to work on it. A follow-up letter will be sent to these owners.
- New Plans: Application received on the Hagerty construction and approved. The Greens and the Crowells submitted plans for construction on new homes for review. M. Barr tentatively approved the plans for the Crowells pending copy of plat showing distances from property borders.
- There was discussion about the 2 lots owned by Jim and Julie Lollman and the horses on those lots and it appears that there is improvement being made.
- In response to a question asked by J. Riegel, M. Barr reported that currently there is only 1 lot in HCRHOA that is unsold. The designee now owns only 2 lots so the HOA may move forward to file waiver for the franchise tax.

HCRHOA e-mail address & website

No new email. B. Laird reported the Franchise Tax Report has been submitted.

Old Business

- The cost of the new stone entryway on County Road 338 for the back entrance of Legend Oaks was approved. Easement has already been designated in the bylaws. Lots 29 and 55 owned by Calvin Crosby and Mark Kneely will contain the columns of the entryway. M. Barr will contact the property owners to request permission to build the entryway at that location and have the owners sign a waiver to that affect.
- E. Tijerina revived the discussion of hiring a landscaper to mow the right-of-way in the HCRHOA. B. Laird agreed to advertise for a contractor, with insurance, to do the work. J. Crowell suggested contacting a contractor and let them write up the specs/plan for future mowing requests. Discussion about when to have the ROW mowed determined that 3 times a year, May, August, and October or “as needed” would be the minimum and at least 15 feet of ROW on HOA roads would be mowed.
- Donations to volunteer fire departments: E. Shirley reported that it has been difficult to fine contact information for the VFDs. Mike Alton, mayor of Moody, is the contact for the Moody VFD and can probably help provide contact information on other VFDs.
- HCRHOA will join the Moody Chamber of Commerce but we need a board member to attend meetings. M. Barr offered to research the meeting schedule and represent the HOA at the meetings.

New Business

J. Wiegand suggested that we try to get the speed limit on State Hwy 236 reduced due to the homes located adjacent to that highway. J. Hagerty offered to help find out what the procedure is to get the speed limit reduced.

J. Riegel suggested that the HOA post “No Outlet” or “Dead End” signs at each of the cul de sacs to reduce the amount of traffic just driving around. Further discussion determined that the large sign on Hwy 236 stating “Lots for Sale” is also a source of drive by traffic and is no longer needed. J. Riegel offered to remove that sign. Posting signs stating “Suspicious Activity will be Reported” was also discussed, as was the need for a street sign for Deer Run. J. Wiegand asked for “No Hunting” signs, but it was determined that each property owner is responsible for hunting restrictions/reporting violations on their own property. J. Hagerty offered to research the cost involved with getting signs.

Next Board Meeting

The Board set the next quarterly board meeting for July 28, 2012 at 10:00 in the Breezeway of Mother Neff State Park. J. Hagerty moved to close the meeting, seconded by B. Laird. There were no objections & the meeting was adjourned at 11:14 AM.

Meeting Minutes recorded by B. Laird and prepared by J. Hagerty.