

Meeting Minutes

Horse Creek Ranch Homeowners Association
Board of Directors Quarterly Meeting
July 28, 2012; 10:00 a.m.
Breezeway, Mother Neff State Park, Moody, TX 76557

Opening

Board President Beki Laird opened the meeting at 10:15 AM and a quorum was verified.

In Attendance

Board Members present were:

Beki Laird (President)
Truman Herring (Vice President)
Jacque Hagerty (Secretary)
Lacee Woods (Treasurer)
Mary Barr (AAC Chairperson)

Board Members not present:

Rick Hines (Declarant)
2nd Vice President (VACANT)

Additional Homeowners present were:

<i>Jim Riegel</i>	<i>Richard Spindle</i>
<i>Eugene & Linda Shirley</i>	<i>Eusebio Tijerina</i>
<i>Stefan & Elicia Greene</i>	<i>Dick & Sandy Van Dyke</i>
<i>Louise Perregult</i>	<i>Concho Cruz</i>

Last Meeting Minutes

J. Hagerty read the meeting minutes from the January meeting. B. Laird moved, with L. Woods seconding, that the minutes be approved with typographical corrections. The Board passed the motion unanimously.

Financial Report

L. Woods presented the financial. In summary:

- The HOA account total is now \$10,889.50 with 37 past due accounts totaling \$4,199.29. 3 property liens have been released and 3 liens are still in place.

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

B. Laird issued a reminder to property owners that reminders would be sent out to anyone who is past due on paying their fees. Most past due accounts are only 1-2 years behind. A lengthy discussion about the process and fees of filing a lien on a property ensued.

Architectural Control

- M. Barr reported that we have received no new formal complaints.
- New Plans: The Greenes' plans have been approved by M. Barr. HOA needs closing date of new construction.

B. Laird motioned to accept the ACC report, the motion was seconded by J. Hagerty, and the motion passed unanimously.

B. Laird announced that the HOA now qualifies for a waiver for franchise tax which has not yet been submitted. Tax is not due until May, but waiver should be submitted prior to that.

HCRHOA e-mail address & website

B. Laird reported that there has been no new email. We did receive an announcement that the Moody Chamber of Commerce completed their new building in downtown Moody with a meeting hall that we will be able to reserve for HOA business. A link to the Moody Chamber of Commerce website has been added to the HOA website. Meetings will be the 2nd Tuesday of each month.

M. Barr reported that she attended one of the Moody Chamber of Commerce meetings and they will be having a area-wide yard sale on October 13. Booths will be available for \$5, or HOA members could donate items to the yard sale.

Old Business

- Stone entryways: M. Barr will contact property owners to get permission to build columns. Bid was \$1200. J. Riegel will verify bid is still effective. S. Greene proposed setting a deadline for completion of this project. B. Laird motioned that we set a start date of October 27; the motion was seconded by J. Hagerty. M. Barr will work on getting a map showing the easement where the columns may be erected.
- Donations to VFD: D. & S. VanDyke will work with E. Shirley to get VFD contact information for the website and for HOA donations.
- B. Laird announced that she did place an ad on Craig's List to get bids on the mowing of the right of way for a yearly contract. Richard Spindle offered to take over this project with J. Hagerty. Expect to vote on bids at next meeting.
- B. Laird announced that we have joined the Moody Chamber of Commerce and we are now able to use their new meeting room. No rental fee has been established yet, but the HOA will make a donation for the use of the room.

- J. Hagerty attempted to make contact concerning the speed limit on Hwy 36 but the office was unresponsive. Other members want to continue to pursue this issue so D. VanDyke offered to take over research of reducing speed limit on Hwy 236 and will report back to the board at the next meeting.
- J. Hagerty reported that “No Outlet” signs were bid at \$30 each for 3. J. Hagerty motioned that these signs be purchased now, B. Laird seconded the motion and the motion passed with no opposition. After much discussion, it was determined that signs would also be considered to indicate that suspicious activity would be reported, but the exact wording of these signs would require further consideration. Discussion was tabled for the next meeting.

New Business

- ❖ B. Laird motioned that the HOA reimburse M. Barr for a donation she made to Mother Neff State Park for water for a recent event; J. Hagerty seconded the motion. There were no objections so the motion passed unanimously. M. Barr suggested that we put in place a policy for making donations, such as water for events at Mother Neff State Park. D. Van Dyke motioned that board members may be reimbursed for impromptu donations made to Mother Neff State Park or the Moody Chamber of Commerce and J. Hagerty seconded that motion. Vote is pending while D. Van Dyke researches schedule of regular events at the park to help make a determination of how much the HOA may donate regularly.
- ❖ B. Laird announced that 2 board positions will need to be filled at the next annual meeting in January, 2013, the position of 2nd Vice President was vacated by Janice Wiegand when she moved out of state and the position of President will also be vacated at the end of this year due to conflicting responsibilities of B. Laird.

Next Board Meeting

The Board set the next quarterly board meeting for October 27, 2012 at 9:00 tentatively in the new Moody Chamber of Commerce meeting room. B. Laird moved to adjourn the meeting, J. Hagerty seconded the motion. There were no objections & the meeting was adjourned at 11:40 AM.

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