

**Horse Creek Ranch Homeowners Association
Board of Directors Quarterly Meeting**

Meeting Minutes
July 26, 2014; 9:00 AM
Chamber of Commerce, Moody, TX

Opening

Board President Stefan Greene opened the meeting at 9:04 AM and a quorum of the board was verified.

In Attendance

Board Members present were:

Stefan Greene (President)
Truman Herring (Treasurer)
Elicia Greene (Secretary)
Mary Barr (2nd Vice President)

Board Members not present:

Elissa Oliver (Vice President)

Rick Hines (Declarant)

Additional Homeowners present were:

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|--------------------------------------|------------------------|
| <i>Dick & Sandy Van Dyke</i> | <i>Richard Spindle</i> |
| <i>Louise & George Perreault</i> | <i>Melisa Bly</i> |
| <i>Eugene & Linda Shirley</i> | <i>Johnnie Shull</i> |

Last Meeting Minutes

Elicia Greene distributed the minutes. After several minutes, Truman Herring made a motion to accept the minutes. Seconded by Mary Barr. There were no additions, deletions, or corrections. The Board passed the motion unanimously.

Financial Report

1) Collections/Expenses; Balance

Truman Herring presented the financial report as of June 30, 2014. Beginning balance \$13,516.82, deposited this quarter \$591.66, with expenses of \$381.28. Ending balance of \$13,727.20. Elicia Greene made a motion to accept the report, Stefan Greene seconded the motion. There was no discussion. The motion passed unanimously.

2) Outstanding dues

Mr. Herring reported we have about \$2500.00 dues outstanding. There are 17 homeowners that have not paid their dues this year, six homeowners are greater than one year and several are greater than four years old. Two liens have been filed, one of which has been cleared up. Mary Barr offered to look at the list and let the HOA know if any were in the foreclosure process. Mr. Herring reported he had sent notices out on May 27, 2014 and several certified letters to all that are greater than two years old, of which two were returned. Mary Barr provides information to any homeowners that purchase land through Horse Creek Ranch. Mr. Herring has corrected the addresses as he is aware.

3) Properties missing sold or unidentified

All property owners are identified at this time to the best of our ability.

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Architectural Control

- 1) Current Violations
- 2) Results of past violations not previously discussed
- 3) New Construction plans submitted

There were no new requests or complaints received. The ACC has 30 days to respond to requests, but attempt to rule on requests within a week.

- Johnny Shull inquired about the process for submitting plans, he was referred to the HOA website for application and that Tim Spencer was the chair of the committee.
- It was reported by the Van Dykes that a home was in progress on 10A. The ACC had not received plans, nor were they aware of the construction. Stefan Greene stated he would attempt contact with homeowners and inform them of HOA.
- Comments regarding trash pile on lot near Richard Spindle off FM107 was discussed and that owner had not paid (never paid) their dues. It was noted that in the bylaws, the HOA has the authority after notice and procedure to clean up site and charge homeowner.

Mr. Herring reminded those in attendance that the ACC only acts on written complaints, form can be found on the website. Stefan Greene echoed it is okay to air concerns here, but action is by formal complaint.

HCRHOA e-mail address & website

The HOA email is monitored regularly and alerts are sent to the Treasurer's phone. This allows for timely reasons to realtors and financial institutions. There were no emails or inquiries received this quarter.

Executive Report

Stefan Greene had no new information that is not covered elsewhere in the agenda.

Old Business

- 1) Stone entryways: Stefan Greene reported that the release from Mr. Neely had not been received. Mary Barr had information to share after conversation with Mr. Neely. He was concerned about liability if someone hit the entry if allowed to place on his property, that he would be liable. - Open
- 2) Stop sign for Deer Run and Legend Oaks – Stefan Greene reported that he did contact the county and he saw they had replaced the stop sign and street signs at Deer Run and Legend Oaks. - Closed
- 3) Street sign for Stallion Ct was obtained and delivered. - Closed

New Business

- Stone entryway – Discussion to proceed with the erection of the stone entry. A suggestion to look at the design and perhaps place the marker only one side was made. Efforts will be made to determine the placement of one sign on the approved property. Since the County has recently annexed Phase III, this will need to be outside the County easement. Stefan Greene will discuss with County Commissioner and clarify placement. – Open

Stefan Greene opened the meeting for other new business.

- Richard Spindle was following up with a community request for assistance raised by Elissa Oliver at last meeting, concerning the Moody Youth Sports Association (MYSA). Richard

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had contacted the City and had been put in contact with Keith Fowler. Mr. Fowler provided a list of items needed/desired by the Youth Association to improve the Little League fields. Items range from weed eaters to new lights and light poles. Mr. Spindle was asking for a donation to the MYSA. After much discussion and uncertainty of the City of Moody's plans, the item was tabled.

- Dick VanDyke reminded the HOA of the upcoming Cotton Harvest Festival Sept 27, 2014. The HOA was in favor of supporting the community event. It was suggested that perhaps the HOA could sponsor a dunking booth to sell tickets to support the MYSA. All present were in favor of this idea. Johnny Shull volunteered to inquire about rental through Ft. Hood recreation and pick up/return if available for that date. Group thought this idea would provide activities for children attending festival. Volunteers for dunking booth, it was suggested that the Little League coaches, etc. be contacted, and some advertisement that booth proceeds will benefit MYSA.
- T-shirts sponsoring the Cotton Festival, last year the HOA was listed as sponsor. Those present supported contribution of \$250.00 for the same purpose.
- Mr. Shirley asked about minutes from the quarterly meeting being posted to the website, he was unable to find the last several months. Stefan Greene stated he would follow up regarding the posting of the minutes and updates to the website.
- Mary Barr stated that she was concerned that several oak trees near her on Shady Oaks have been cut down, they appeared to be dead, but she feared oak wilt. She asked if anyone else had had any issues. She suggested that all residents examine their trees, and that if interested the US Forest Service had an officer that would come and speak to a meeting or individuals. Melisa Bly commented that they had treated several trees on their property and recommended it to save trees on your property. It was suggested to place information from the Forest Service on the web site. Mary Barr stated she would provide the information, Stefan Greene stated he would discuss with Alma to place information for all homeowners awareness/availability.

There was no further discussion for the good of the HOA. Stefan Greene moved to adjourn the meeting at 10:10 AM, Truman Herring seconded the motion and it passed unanimously.

Next Board Meeting

The next quarterly board meeting was set for October 25, 2014 at 9:00 AM at the Moody Chamber of Commerce.

Meeting minutes prepared by Elicia Greene.