

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

Meeting Minutes
July 26, 2015; 9:00 AM
128 Shady Oaks, Moody, TX

Opening

Board President Stefan Greene opened the meeting at 9:02 AM and a quorum of the board was verified.

In Attendance

Board Members present were:

Stefan Greene (President)
Truman Herring (Treasurer)
Elicia Greene (Secretary)

Board Members not present:

Elissa Oliver (Vice President)
Vacant (2nd Vice President)
Rick Hines (Declarant)

Additional Homeowners present were:

<i>Dick & Sandy Van Dyke</i>	<i>Rita Padgett</i>
<i>Judy Herring</i>	<i>Melisa Ward</i>
<i>Eugene Shirley</i>	<i>James Alleman</i>
<i>Matthew Shilling</i>	

Last Meeting Minutes

Elicia Greene distributed and read aloud the minutes from past board meetings. Truman Herring made a motion to accept the minutes. Seconded by Jim Alleman. There were no additions, deletions, or corrections. The Board passed the motion unanimously.

Financial Report

1) Collections/Expenses; Balance

Truman Herring presented the corresponding quarterly financial reports as of June 30, 2015. Beginning balance \$16,823.50, deposited this quarter \$410.00, with expenses of \$63.32. Ending balance of \$16,823.50. A proposed budget for 2015 was submitted. Projected income from membership dues, \$4,100.00 and projected expenses, \$2,556.00. 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 23 homeowners that have not paid their dues. Eight to ten are delinquent for this year, 12-14 homeowners are greater than one year and several are greater than four years old. In discussion with Hines, several properties that are delinquent, are in the process of foreclosure. Dick Van Dyke voiced the concern of not following the proper procedures if we did not file liens when property owners were not compliant. Mr. Herring reported we filed 17 liens of which all but 2 have been acted on. Several have been cleared up this year either with selling of properties or foreclosures. Mr. Herring has corrected the addresses as he is aware.

3) Properties missing sold or unidentified

Several properties have changed hands, at this time, all property owners are identified to the best of our ability. The HOA was encouraged to communicate with the Board if they are aware

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of property being sold or changing hands to assist the HOA in welcoming new members and letting them know of the HOA.

Architectural Control

Stefan Greene announced Truman Herring had assumed the chair of the Architectural Control Committee with the move of Tim and Amanda Spencer. There were a couple of items submitted and taken care of during the last quarter.

- 1) Current Violations – no new complaints received
- 2) Results of past violations not previously discussed
- 3) New Construction plans submitted

There are two construction requests on record.

- The Shull's are building on Legend Oaks
- The Alleman's have requested to build a gate.

Matt Shilling inquired about the easement requirement in the bylaws and number of feet structures were to be from the property lines. A concern or clarification concerning the outbuilding on the back of the Shull's property/side of the Shilling's property may be closer than allowed. Mr. Herring said he would be happy to take a look and discuss with the parties after the meeting. There were no additional new requests or complaints received. The ACC has 30 days to respond to requests, but attempt to rule on requests within a week.

HCRHOA e-mail address & website

The HOA email is monitored regularly and alerts are sent to the Treasurer's phone. This allows for timely response to realtors and financial institutions. Most emails are in regard to approval to build or from real estate agencies inquiring about the HOA.

Executive Report

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

Old Business

- 1) Stone entryways: Stefan Greene reviewed the history of the stone entryway on Legend Oaks. The change in ownership of the property has given us the opportunity to try again with the original plan to have entry on each side of road. He updated the release with the new owner's information and will send out for their consideration. - Open

New Business

- 1) Meeting Announcement Process – Stefan Greene did discuss the various ways we have attempted to notify members of the meetings. HOA website, Facebook and postcards, that attendance is not much different. Emails would be an option, we don't have many emails of the members.
- 2) Facebook – there is increased traffic on the HOA Facebook page, of note, the posting of the coral snake killed at the Herring home. All in attendance agreed that increased communication was appreciated.
- 3) Altruistic contributions – Stefan Greene reminded the group that there is a budget and a process for requesting altruistic contributions
 - Sandy Van Dyke had submitted a request for the HOA to be a participating sponsor of the upcoming Cotton Harvest Festival Sept 26, 2015. The HOA was in favor of supporting the community event. Last year the HOA did provide a dunking booth that provided

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activities for children attending festival and also benefited the Moody Youth Baseball League. There was no interest in manning a dunking booth this year, however, Elicia Greene made a motion/seconded to support the Chamber of Commerce t-shirt event sponsoring the Cotton Festival, listing the HOA as a large print sponsor for \$250 donation. Those present supported contribution of \$250.00 for the above purpose.

- Truman Herring stated the HOA had also received information about the annual Chamber of Commerce membership, dues are \$75.00. Benefits of supporting the Chamber and the efforts to maintain and grow Moody were shared by Dick Van Dyke. A motion was made and seconded to support the participation in the Chamber of Commerce.
- 4) Open floor - The remainder of the discussion was voiced by various comments of members concerning loose dogs. There was much discussion concerning the need for participation in the HOA and method of enforcement of bylaws. Discussion of hiring a property manager was introduced, however, the expense is not known. Mr. Herring shared there are letters that we have sent for violations. Stefan Greene added there are not clear definitions for standards such as “maintain” or “decorative” and the interpretation of those terms. In addition the diversity of the HOA and requirements of the different phases. Loose and aggressive dogs are egregious violations. Melisa Ward inquired about “loud and obtrusive” noises, from neighbors cutting stone all day long from a home business and shooting occurring on adjacent property. Truman Herring encouraged Melisa to send a letter of complaint. Truman Herring shared the past practice of a filed complaint for the Board to act upon. Mr. Van Dyke clarified that was in relation to items/issues not in view from the road. He also stated the board members are obligated to act on items seen. Lastly, conversation concerning announcing at the annual meeting plans of the board to perform a comprehensive HOA evaluation of violations seen from the street to be performed in the fall.

Nominations and Elections –

- 5) Participation in the HOA is lacking. There are vacancies on the existing board and after the next meeting the term for President is up. Jim Alleman was willing to serve as 2nd Vice President to assist with maintaining a quorum of the board for the remainder of the year. Matt Shilling is willing to serve on the Architectural Control Committee. A motion was made and seconded to accept the nomination of Jim Alleman as 2nd Vice President and Matthew Shilling to the Architectural Control Committee. The motion passed unanimously.

Attempt to gain interest in the HOA, the elections for the upcoming positions will occur at the October meeting. The Greene’s offered their open lot as a location to hold the Annual Meeting in October. Elicia Greene will coordinate the notification and the particulars of the Annual Meeting. Elections for the open positions will occur at that time, with notification to occur for members to be prepared to vote and serve.

There was no further discussion for the good of the HOA. Stefan Greene moved to adjourn the meeting at 10:55 AM, Truman Herring seconded the motion and it passed unanimously

Next Board Meeting

Next quarterly meeting with elections to be held October 24, 2015 at 11:00 AM with lunch following at the Greene’s property, Phase 3, Lot 38 on 189 Legend Oaks.

Meeting minutes prepared by Elicia Greene.