

Horse Creek Ranch Homeowners Association
PO Box 92, Moody, TX 76557

May 14, 2019 Monthly Meeting Minutes

Meeting called to order by Lee Bates at 6:30 P.M

Quorum Present

Board Members Present:

Lee Bates, Don Musel, Truman Herring, Stefan Greene, Gordon Wells, Adrian Grimmett, Johnny Shull, Dick Van Dyke, Sandy Van Dyke

Meeting was posted on website in compliance with rules.

Minutes were received. Motion to accept Dick Van Dyke, 2nd by Gordon Wells

Financial Report given by Truman Herring. Motion to accept Dick Van Dyke, 2nd By Don Musel. Detail attached. Truman gave board members up to date list of property owners.

Public Comments – Adrian Grimmett interested in having property insurance. Others on the board are not concerned. HOA does have General Liability and Directors and Officers protection in place. The HOA does not own the building.

Committee Report – Architectural/Compliance Committee – Don Musel. His full Report is attached. Tract 56 – Don will be in touch with homeowner.

Tract 4 – Don will move to priority.

Don working on the fine schedule for us to review and vote on.

Don working on handbook for board members so everyone knows what is expected. Don Thank You for all your hard work.

Church/HOA Lease Agreement – Lee Bates and Don Musel did visit with atty in Waco recommended by board member. ** The lease agreement is fine as is.

**Evidently no teeth in the deed restrictions done by Rick Hines. **Discussion

about putting ATTY. on retainer - \$1500. Annual to start. This will be discussed again at next meeting. Our atty in Gatesville does send out letters \$50. Each. ** Some discussion about getting guidance on the penalty fines. Get guidance on fines and deed restrictions from atty. ?

The Lease agreement was signed by Lee Bates and Dick Van Dyke . \$5000 paid from HOA to Church for 99 Yr. Lease.

Quarterly Meeting – BBQ – Annual Fee Increase to \$100.00 & 60% for 2nd lot... Will be voted on at the meeting by board members, Eff. 2020. Also the penalty fines will be voted on by board members.

Need proof of ownership of church for HOA. Dick Van Dyke can get document from tax office.

There will be more discussion about the atty at next board meeting.

Meeting adjourned 7:50 PM

HORSE CREEK RANCH HOA

Financial Report
As of
April 30, 2019

Bank balance: 3/29/2019	6,117.04
Dues received in 2019 to date	2,206.66

Community Center:

a. Water	28.14
b. Electric service	21.00
c. Inc. - <i>GL</i>	971.25

Total	1,020.39
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Summary Frist Quarter 2019

Beginning Balance	6,117.04
Dues Received	100.00
Expense	1,020.39
Ending Balance 04/30/2019	5,196.65

Truman Herring

Treasure HCRHOA



To: HCRHOA Board
From: Donald Musel, HCRHOA ACC Chairman
Date: 14 May, 2019
Re: May 2019 ACC Report

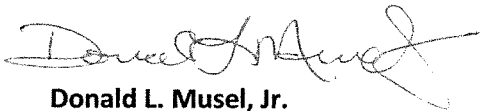
Activity since the last scheduled meeting.

- Plans submitted for construction
 1. None this reporting period.

- Violations
 1. Tract 15A - Loose dogs in the area + Exceeds allowable limit for dogs (5). - violation of Article 7.06 and (A.)
 - a. Owner has moved out. A few dogs remain as owner continues to feed and seek new homes them. The nuisance has been reduced considerably.
 2. Tract 56 violations.
 - a. Home is too small (720 ft²) and of improper construction type for the tract deed restriction. (Modular home of 1400 ft² minimum required) - violation of Article 7.08 (c)
 - b. General junk/trash on the property. - violation of Article 7.02
 - c. Violation letter drafted as a written notification of violations.
 - d. Meeting with property owner was held on March 28th - some progress has been made on the cleanup. Will continue to stay in touch with homeowner until all issues are resolved.
 3. Tract 4 property clean up status.
 - a. Awaiting further update from neighbors. - no progress.
 - b. This tract has moved up in priority.
 - c. Open for discussion.
 4. Phase 2, Tract 4 property clean up status.
 - a. No progress.
 - b. Open for discussion.

- Other activity

1. Started work on the fines schedule for violations and set up a workshop style meeting with committee members to refine schedule but meeting proved to be unproductive.
2. Recommend putting together a comprehensive policy handbook on HOA board of directors operations with regards to Architectural control among other things for consistency of future board member responsibilities.



Donald L. Musel, Jr.
Horse Creek Ranch
Architectural Control Chairman
254-681-2507