

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

Emergency Board Meeting for New Members October 25th, 2022
Meeting was scheduled at Annual Board Meeting & BarBQ on October 22nd, 2022

6:35pm

Quorum Present

Attending Board Members:

Don Musel (P), David Dietsch (VP), Donna Mezzles (T), Jessica Owens (S), Becky Alleman, Ginger Morsbach, Kyle Hall, Margie Birkes

Attending Architectural Committee Members:

Roy Martin (ACC)

Introductions made around the room.

Minutes were read from the October 22nd, 2022 meeting.

- Changes made:
 - Roy to Don for follow-up with the bank, corrected Marshall Owens' name, Roy resigned from the board & accepted the role as Architectural Committee Chairman, all previous board members removed from the bank account.

Motion to accept - Kyle Hall

2nd by - Donna Mezzles

All accept. None opposed.

Financial Report given by Don Musel.

- Discussion about the illegally cashed check, signed by a previous president. Don Musel still has to follow up with the bank on this subject to ensure our funds are replaced in account.
- Discussion about the possibility of switching our bank to Oglesby. Someone from the executive board needs to look at pros & cons (to be assigned at the November meeting)

Architectural/Compliance Report

No new activity.

Previous Issues

- Discussion about property ^A that was sold with an outbuilding from 5A that is 5 ft onto their lot, for 13 years continued. Will need a written complaint to go any further with this. Needs to be discussed with the current owners of the "neighbors lot", seems as of now they do not have a problem with the outbuilding, but may cause a problem later.
- Prevention of people moving without receiving a resale certificate from the HOA to ensure all dues are paid to date. Don & David to discuss what we can do to resolve his current situation with the previous owners moving with a debt owed to the HOA. Need to

make final decisions about the lien process and how late a property owner can be with their HOA fees-should fall on the title company.

- Jessica needs to update the owners list for 2023.

New Business:

- New bank cards need to be made for board executives.
- Beginning talks about getting the church, community center & surrounding property cleaned up & remodel. The board needs to make a realistic plan with a timeline for this. Don suggested short term plans include clearing 25-50 ft away from buildings to immediately help with risk of damage due to wildfire. How soon can we schedule, promote and execute a “clean up day” to get this started? Who can be leaders on this project?
- Need to develop an appropriate action to deal with HOA violators. Is there a statute of limitations on complaints? Should the Health Department get involved? Report to fire marshall burning trash during a burn ban?
- Board needs a groupme or similar program for board members to stay connected. We will use text messaging in the meantime which will be set up by Jessica.
- Look for a way to move to online accounting and records keeping. HOA specific software or database.
- Website needs to be updated to make it more user friendly. Also, needs to be promoted more for neighbors' use.
- Next Board Meeting dates set up for November 15, 2022 & December 13th, 2022 at 6:30pm.

Next meeting Tuesday 11/15 at 6:30pm.

Meeting adjourned 7:35pm

JNO