

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

Monthly Board Member Meeting November 15th, 2022

Meeting was scheduled at Emergency Board Meeting for New Members on October 25th, 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)

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

- Changes made:
 - Add 5A/6A properties to discussion about the outbuilding that is 5 ft on neighbors lot
 - Some spelling corrections to be made as well

Motion to accept: Ginger Morsbach

2nd by Donna Mezzles

All accept. None opposed.

Financial Report given by Donna Mezzles

- Donna is looking into tax exemption for HOA & franchise tax. More information to come.
- Stefan asked about the two insurance charges. Don responded and told him there are 2 separate insurance policies.

Architectural/Compliance Report by Roy Martin

No new activity.

Previous Issues

- Lot 6A wants to be on record that the outbuilding from 5A is hanging over the property, but there is no complaint to be discussed at this time.
- A question was raised about sending a reminder about resale certs for the HOA. As a group we decided to send an annual letter with the HOA board members information, as well as information about where to find the deed regulations and HOA yearly fees.
 - Motion to Accept: Kyle Hall
 - 2nd by Donna Mezzles
 - All accept. None opposed.
- Don & David still to discuss what to do about the previous owners HOA debt.
- Bank cards were signed by the new executive board & to be turned into the bank by Don Musel. Discussion was made about changing the bank from Moody. We are to set an official meeting at the start of the year to discuss only this subject. In the meantime

Donna will call around for charges/fees and put together a short list of options. Please note the EIN will need to be updated before changing the bank.

- We are going to be planning our first big clean up day at the church property sometime in Spring. A committee shall be created to help plan & execute this project. It was said a large gravel dump on the driveway should be something we consider once the committee is formed.
- You may file a new complaint for anything that needs our attention. The state or county shall be involved with complaints that don't go against our HOA deed rules, but may be against the state or county rules.
- We have begun looking into new software for the HOA. From Donna's research she found that the costs are extremely high. We will continue research, looking into possibly getting an upgrade on the Outlook program so we will be able to store information into the cloud.

New Business:

- Dick Van Dyke gave some history about the church property and he informed us that he was still in control of the property. If anyone wants to join or take control of the church board they are welcome. Dick also recommended we change the HOA bank account over to McGregor Bank.
- Ginger & Jessica will be hosting a worship on January 9th at 6:30pm.
- Stefan Greene brought up some issues with properties that are not following the HOA deed rules. He & Roy are to get together to discuss and properly file these complaints.
- Roy states for the record: If you have a complaint you must contact Roy & get it properly filed. Give anyone with a complaint Roy's phone number. Policy must be followed and policy states it must be in writing so they can be properly documented and followed up on. He will look for any old complaints that are written following proper policies, but any previous complaints that do not have the correct documentation will not be followed up.
- We may have to change the Insurance Policy for the church if it becomes used more.
- Discussion about how committees must be formed: one board member must be on committee, any HOA member can join the board. Board Members will form the committee by vote. Once the committee is formed a Board Member in the committee will report to each Board Meeting and seek a vote for all actions.
- Gordon Wells raised a question about deer hunting in the area. Our HOA deed rules do not include this information, this falls under the county laws.
- Don will be making keys for the community center to give to the Executive Board.
- Don gave the Executive Board members the Gmail & Password Information.
- We will continue a monthly meeting on the 2nd Tuesday of each month through all of 2023. Please note the dates may change due to holidays/events.
- Our next scheduled meeting is December 13th, 2022 and will be followed by our first meeting of the new year on January 10th, 2023.

Meeting adjourned 7:55pm

JNO

*HOA meeting date changed to December 20th on December 12th.