

# Horse Creek Ranch Homeowners Association

January 2006 Newsletter

## From Your Board President, Roy Martin

Highlights of last Board meeting, Oct. 15, 2005 (for full minutes from meeting, contact Board Secretary Treasurer Dick Van Dyke):

- **BBO** This Board meeting was combined with the annual fall property owner get-together and barbeque. Great food and fun were had at the house of our very gracious Board member Gina Laranga and her husband Art Chavez. It was a really great party - plan on attending the next one!
- **New Board Member** The Board filled a vacated position with by electing Don Musel to the Board. Welcome to Don and his wife Alma to the Board and the neighborhood.
- **Non-Board Members on Committees** The Board agreed to modify the procedure of recruiting members to serve on the Wildlife and Architectural Control committees. Any property owner who wishes to participate on the Board or a committee may contact Roy Martin.
- **Changes to Wildlife Management Plan** We discussed the upcoming meeting between Hines Development, HCRHA (Roy Martin and Suzan Gamble) and the Bell County Tax Appraisers office. It was anticipated that the appraisal district would require changes to our Wildlife Management Plan, although at the time, we weren't sure what those changes would entail. (More on that meeting and those changes on back of this page.)

## This Year's Election of Board Members

Each year, during the Annual Board Meeting, the Board and membership (you all) meet to elect new Board members. Of the 12 Board positions, each lasts for four years. We have a rotating schedule whereby we reelect 3 of the 12 positions each year. That way, we keep the majority of the Board intact and invite three new members each year. (Often the person who is incumbent in the position being elected, will wish to serve again and can be reelected into that same position.)

Also during the Annual Board Meeting, we elect, each year, the President, Vice President, Secretary Treasurer and Committee Chairpersons. Those positions are only for a year and whichever Board member is elected into them, serves for a year until the next election. In these positions also, the incumbent might run and be elected again.

So ... where is this discussion leading? To the meeting itself - you are invited and requested to attend the next Annual Board meeting to either vote for the Board memberships, or run yourself. If you have any questions or would like to run for office, please don't hesitate to contact current President Roy Martin at (254) 853-9550.

## 2006 Annual Board Meeting

All property owners are asked to attend:

- **Date:** Saturday, Feb. 25, 2006
- **Time:** 9:00 A.M. (yes, in the morning)
- **Location:** Roy Martin's house  
(465 Hwy 236)

If you have questions about the meeting call Roy Martin at 853-9550.

**Mark your calendar now to attend!**

## Wildlife Plan Documentation

We've had confirmed for us in a recent meeting with the Bell County Tax Appraisers Office, that each property owner is required, individually, to document a minimum of three wildlife preservation activities to continue to qualify for the tax exemption we receive as participants of a Wildlife Management Plan. If you have questions, or if you've not received your comprehensive binder of information outlining the plan, call Wildlife Chairperson Suzan Gamble at 853-9392.

**\*\*\*\* Important Message Concerning Your Tax Status \*\*\*\***  
**Changes to Requirements For Our Wildlife Management Plan**

In October Board President Roy Martin and Wildlife Management Chairperson Suzan Gamble met with personnel from Hines Development Corporation and with appraisers from the Bell County Tax Appraiser's Office. We discussed changes that the Appraisal Office would require in order for us to maintain our current tax standing. Due to our participation in a Wildlife Management Plan (WMP), HCR property owners have enjoyed a tax valuation on their land that is about ten percent of the true market value. In effect, we're getting the "agricultural tax break" without actually having to be an agricultural operation. Thus, for that "unimproved" part of your property, the part your house is not built on, you are paying only about ten percent of the taxes you'd otherwise pay.

So ... how are things changing? Up to this point, the county has allowed us to operate our WMP as a cooperative and hasn't enforced the "wildlife management practices" on the individual property owners. Basically we were all allowed to get the tax credit based on the collective work done by the Wildlife Management Committee. The county will no longer allow that. The appraisal office will now require, starting this year for qualification of the 2007 tax year, each property owner to complete three wildlife preservation activities on their own. The appraisal office will no longer allow us to collectively take credit for the deer feeders and deer census activities done by the Wildlife Management Committee.

Where does that leave you? The change will take effect for the 2007 tax year, but you must put together your own list of management practices this year. That list must be approved by Bell County Tax Appraiser's office. The Appraiser's Office has agreed to hold a meeting for the property owners of Horse Creek Ranch and further explain how they would like us to document our individual plans, and how they will audit compliance to those plans. Look for another letter soon to announce that meeting date and time.

**Horse Creek Ranch Homeowners Association**  
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**Homeowner**