

Board Briefs

Board Meeting was held August 13, 2013. Attendees: Keith Austin, Judy Callaway, Gloria Valigura, and Patricia Ortiz.

Committee Reports

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – No new ACC's.

Pool – Pool closes for the season after Labor Day Weekend

Communication Committee – Judy Callaway, Patty Hodges, and Sylvia Teague – Watch the Marquees for good information.

Recreation Committee – Christine Huckels

- Bunco Party – Ladies, if interested in getting together for Bunco, send an e-mail to HBTMHOA@yahoo.com. Christine is working on getting us together for some Bunco.
- Santa in the Park – scheduled for early December

Welcoming Committee – Lisa Behrend, Patty Hodges

Web Page – Gloria Valigura

Landscaping Committee – Gloria Valigura, Judy Callaway, Patty Hodges

Open Discussion and/or Votes Taken

- **2013 Maintenance Fees** – Your 2013 maintenance fees are now past due. Please contact Patricia Ortiz at TCM to arrange payment, including monthly payment plans if that helps you.
- **Financials** – bank statements and financial statements were reviewed. On Balance Sheet, TCM to advise how they come up with the \$value for Capital Reserves. Board requests that TCM stop including “Collection Status Report” and replace with “Aged Owner Balance – Street Sequence”. Questions continue about some of the financials and the board and TCM are working on resolution.
- **Yard of Month** - Congratulations to 10830 Fairstone as August Yard of Month.
- **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
- **Contracts** – All contracts are current.
- **TCM Property Management Change** – Patricia announced that she needs to concentrate her efforts closer to her home and, therefore, Amanda Bayer will become our property manager in August.
- **Patricia** lead discussion of HBTM Action Item list (PAL) – Subjects included:
 - #21b- For 2013, Patricia to contact On-Guard to get a lower rate (\$385 vs \$495.79) and to determine if we can get a longer contract at a guaranteed price.
 - #42 – A few items still need repair, including pink butterfly kiddie ride. Should be completed in September 2013.
 - #59 – (9/12) Gloria and Hormoz will revisit putting cameras at our entrances with Pct 4.
 - #66 – (11/12) We are receiving bills for three meters; however, there may be a fourth. Appears bill for the meter at Perry/Fallbrook is the one missing. Keith Austin and Patricia Ortiz to resolve.
 - #67 – ((2/13) Board to update Capital Improvement Cost Analysis in early 2014.
 - #73a – (3/13) Patricia to get several quotes as per board e-mail to determine termite damage. Quotes received from D&C and Time Savers. Item tabled to September when pool is closed. *Patricia to so advice D&C and Time Savers.*
 - #78 – (12/12) Obtain quotes to have contractor install Christmas lights at entrances in 2013.
 - #79 – (2/13) Most of the work complete. Loropetulums will be installed in the fall of 2013.
 - #80 (2/13) On Balance Sheet, TCM to advise how they come up with the \$ value for Capital Reserves.
 - #90 (4/30) – Board approved Time Savers quote to repaint lettering on monuments after shrubs enhanced. Letters will be painted in September.

- #91 – (4/13) – repainting inside of pool offices – after termite checks complete. We have quote from Time Savers. Waiting on termite check.
- #93 (5/14) Hou-Rec made a presentation on a Splash Pad. They will re-quote on a smaller Splash Pad. The board to have discussions with RRMUD#1 & 2 to determine if they can provide any funding toward the Splash Pad. Gloria to check how many green tags were issued in 2012 or 2013 to help try to determine potential for usage of a Splash Pad.
- #96 (5/13) Patricia to write nice letter to four homeowners whose trees are hanging over HBPM monuments to trim the trees. They are being given 45 days to do so.
- #97 (6/13) New signage in playground. Approved. Gloria sent size of sign to Patricia 8/12.
- #98 – Holding spot to record all requests for Harris County to repair sidewalks.

7/26/13