

Board Briefs

Board Meeting was held May 14, 2013. Attendees: Keith Austin (via phone), Judy Callaway, Alvin Hodges, Gloria Valigura, and Patricia Ortiz. Also in attendance were personnel from Houston Rec

Committee Reports

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

Pool – Pool will open Saturday, May 25, at 11:00 a.m.

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”.
 - board approved H-Rec Estimate 80 to replace sand in sand filters.
 - board approved repairs to playground equipment by Playwell.
 - board approved enhancements to entrances of our community by Earthcare.
 - board approved repainting of signs on monuments by Time Savers (after enhancements made at entrances)
- **Yard of Month** - Congratulations to 10830 for May Yard of Month.
- **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
- **Pool Tags – Exchange** your 2012 RED pool tags for the 2013 BLUE pool tags on Saturday, May 25, between 11:00 a.m. and 2:00 p.m. Your maintenance fees must be paid to get 2013 pool tags. Visit www.hbtm.org for details.
- **Pool Opening** -- Pool opens on May 25. Guests will not be charged an entrance fee this year so that we can continue to maintain our private pool status. The board requests that homeowners who have guests provide a non-perishable food item for the food bank. This is optional. A collection box will be provided. Guests must wear their yellow pool tag.
- **Contracts** – all 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.
- **2013 Capital Improvements** - Upgrading shrubbery and signage at entrances – The board approved enhancements to both entrances of our community. Enhancements include removal of dying ligustrums at Harvest Sun and replace with Red Knock-Out roses, removal of red tip photinias near HS monuments and at HS center esplanade, remove monkey grass around tree trunks at Perry (as can choke trees). Also, boulders will be installed at both entrances to try to keep large trucks from damaging the grass and sprinkler systems.
- **Patricia** lead discussion of HBTM Action Item list (PAL) – Subjects included:
 - #21 – (2/12) AT&T to disconnect the phone at the pool on Oct 11, 2012. The 911 phone outside the entrance to the pool for emergencies and has converted from a landline to battery operated at no cost to HOA. Patricia to send us copy of credit from AT&T for overcharges. Amanda and Anissa working on this.

- #21a – (12/12) What is actual cost of the 911 phone? Contract says \$285; we paid \$385 in 2012. We need credit and correction. Amanda and Anissa working on this.
- #42 – (5/12) Patricia to obtain quotes to evaluate/repair/replace playground equipment as needed. Suggested vendors are Playwell, Tree Frogs, Alliance Home Repair, Time Savers, etc. Gloria has taken on this task and is meeting with Playworld Systems on April 17. *Board approved modified quotes from Playwell.*
- #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. Keith Austin and Patricia Ortiz to resolve.
- #67 – ((2/13) Board to update Capital Improvement Cost Analysis in July.
- #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) To get line-item quote to make enhancements to entrances (remove dying ligustrums and replace with something else, possibly remove red tip photinias near monuments and in center esplanade at HS, remove monkey grass around tree trunks (as can choke trees). *Board approved modified quotes from Earthcare.*
- #80 (2/13) On Balance Sheet, TCM to advise how they come up with the \$value for Capital Reserves.
- #83 (1/12 & 2/13) Did 3 HBTM policy statements get recorded. If so, please send to board. Supposedly filed. Board awaits receipt of copies.
- #86 (4/13) board to review proposals for use of rubber mulch in small playground area as a test.
- #87 (4/9) Patricia to check if 7/31/89 changes to by-laws registered with County. If no, do so.
- #89 (5/6) Case HC13-60423 – vehicle damage to shrubs at Harvest Sun. Earthcare to provide quote.
- #90 (4/30) – Board approved Time Savers quote to repaint lettering on monuments after shrubs enhanced.
- #92 (4/13) Case HC13-49172. Vehicle damage to magnolia tree in Fallbrook esplanade. Board will attempt to get reimbursement for repairs to tree.
- #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.
- #94 (5/14) Patricia to ask Jeff Messock for a list of services provided to HBTM and the cost of each so that the board can decide what reports we need.

5/19/13