

Board Briefs

Board Meeting was held July 17, 2014. Attendees: Keith Austin, Alvin Hodges, Sylvia Teague, Judy Callaway, Gloria Valigura, and Ransom Daly, representing ACMP, Inc.

The next board meeting of HBTM HOA will be held Thursday, August 21, 2014, at 7:00 p.m. Our CPA will be in attendance to give an update on results of 2013 financial audit.

Committee Reports

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – One new ACC processed
Pool – Pool is now open.

Communication Committee – Judy Callaway, Patty Hodges, and Sylvia Teague

- Watch the Marquees for good information.
- Yard of month acknowledgements will begin in April.
- Community garage sale will be held in October

Recreation Committee – Gloria Valigura, Patty Hodges, Judy Callaway, Sylvia Teague

- NEW --Movies at Pool – Saturday, August 23, 2014, from 8:00 p.m. - 10:00 p.m.
- Santa in the Park – Scheduled for 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

1. **2014 Maintenance Fees** – 2014 Maintenance fees are now past due. Please contact Ransom Daly at ACMP if you need to make arrangements for a payment plan. Remember you cannot use the pool until your maintenance fees are paid in full.
 - a. Board is considering filing liens against homeowners who are two years in arrears with maintenance fees plus filing a “notice of violation” against one homeowner.
2. **Pool** – Many homeowners are enjoying the pool. Have a safe summer.
3. **Manager's Report** – ACMP reports
 - a. **At a Glance and Management Report**
 - i. Minutes of previous meeting were approved.
 - ii. Contracts – Our new contract with Earth Works begins 8/1/14.
 - iii. Board requested that “Recurring Yearly Activities” list is added to At A Glance.
 - iv. There are @ 25 boxes of HBTM HOA archives at ACMP. Board will have these moved to the pool area and will begin reviewing the documents such that only required information is retained. To eliminate storage costs, the board has voted to convert all required archives to electronic media.
 - b. **Financials**
 - i. Our CPA has completed 2013 financial audit and will give update at August board meeting. On the Balance Sheet, the \$ amount shown in Capital Reserve MMMA should equal the \$ amount shown in Replacement Reserves. Wunch and ACMP are to resolve this item.
4. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
5. **Neglected Homes** – if you see a neglected home that appears to have safety/health issues, report the street address to the Health Department.
6. **Mosquito Control** – Board requested that ACMP discuss with the contractor need to adhere to speed limit in subdivision and to stop at stop signs.

7. **Trash Pick-Up** – Board requested that ACMP discuss with RRMUD#1 about service provided by contractor. Trash cans are being mis-handled; left in middle of street; tops are being stripped off; leave debris if they drop it, etc. If change pick-up time, give homeowners a heads-up.
8. **Property Action Item list (PAL)**
 1. #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 to resolve.
 2. #67 – ((2/13) Board to update Capital Improvement Cost Analysis in 2014.
 3. #110 – ACMP to move our bank accounts from New First to Associated Capital after audit of 2013 records is complete.
 4. #119 – Ransom to work with Jeff Messock to write up document changes R&R to show that each board position/director term is three (3) years as approved at April 2014 meeting.
 5. #120 – Board voted to have Wunch & Assoc perform 2013 financial audit soonest.
 6. #133 –ACC committee to update ACC Guidelines by June 2015. Also, to add our policy on homeowner use of Bagsters and PODS.
 7. #134 – ACMP to contact RRMUD#1 re contractor's handling of trash cans and to advise homeowners of changes in service pick-up times.
 8. #135 – ACMP to contact Mosquito Control contractor to adhere to subdivision speed limits and signs
 9. #136 – Gloria to call CPA with regard to significant price increase proposal for 2014 audit
 10. #137 – What keys have we received from Earthcare?
 11. #138 – ACMP to print out all Insurance bills/payments for 2014 as there appears to be overpayments or else our insurance has gone up significantly.

8/1/14