

## **Board Briefs**

Board Meeting was held August 20, 2015. Attendees: Keith Austin, Alvin Hodges, Judy Callaway, Sylvia Teague and Gloria Valigura. Ransom Daly represented ACMP, Inc. .

### **Committee Reports**

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – Approval of updated Guidelines temporarily on-hold.

Pool – Last day to enjoy the pool is Labor Day.

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

- Watch the Marquees for good information.
- Yard of month acknowledgements have begun.
- Community garage sale will next be held October 3

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

- Pool will close on Labor Day.
- 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. **2015 Maintenance Fees** - 2015 maintenance fees are now past due. 96% of homeowners have paid their maintenance fees.
2. **Manager's Report** – ACMP reports
  - a. **At a Glance and Management Report** - Minutes of previous meeting were approved
  - b. **Financials** – The financials were reviewed and discussed. Messock & Assoc. have filed liens against seven (7) homeowners who have been in arrears for two (2) or more years on their maintenance fees.
  - c. **Deed Violations** – Several homeowners have not taken care of their deed violations nor have they contacted ACMP to work out a new completion date; therefore, further appropriate action as per the HBTM HOA by-laws is being taken.
3. The Welcoming Committee reports that they been busy visiting new homeowners. It appears homes are selling quickly in our subdivision. We extend a warm welcome all our new neighbors.
4. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
5. **Electrical Bills** – ACMP to determine why we are paying sales tax on the Hudson Energy bills and to get a refund for us. We should be receiving our refund by September.
6. **Water Bills** – ACMP to determine why we are paying penalties to RRMUD#1 and #2 when we get the bills on a timely manner.
7. **Neglected Homes** – if you see a neglected home that appears to have safety/health issues, report the street address to the Health Department.
8. **Updates to ACC Guidelines** – The ACC and the board are finalizing updates to the ACC Guidelines. Possible updates include giving ACC extensions on stump removal or giving homeowner opportunity to convert the stump to a flowerbed.
9. **Privacy fences at the Good Spring and Perry Road cut-throughs** to the Harris County Flood Control property have been agreed to by HCFCD and approved by the board. This fence is being added for security reasons. ACMP is going out for bids for installation of these privacy fences. HCFCD requires at 15' gate and the fences will be appropriately reinforced.
10. **Poison Ivy on privacy fence in pool/playground area** – We have received permission to treat the poison ivy by going onto HCFCD property. ACMP is working out the details with Mr. Orlando of HCFCD.
11. **Stains on driveways** – Several homeowners have stains on their driveways and are getting deed restriction letters. Be aware that there are products at the box stores to remove these stains. Please do clean up your driveways.

12. **ACC approvals** – The ACC and board reviewed a couple of challenges to deed restrictions they had received. The homeowners made their case and the board agreed to accept their challenges. They will need to provide a completed ACC form for final approval.
13. **Cooperative Effort with Harvest Bend The Village** – HBTM and HBTM have agreed to share the cost of mowing the Fallbrook esplanade between Harvest Sun and the Beltway. This esplanade has not been maintained and together we want to improve the appearance of our community. Gloria and Keith will try to attend a HBTM board meeting to discuss strategy to get all businesses along this esplanade to share in the costs.
14. **Enhances to our Entrances** – The board approved quotes from Earth Works to improve/enhance the entrances to our subdivision. Work will begin after the weather begins to cool.
15. **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 attempt to resolve.
  2. #67 – ((2/13) Board to update Capital Improvement Cost Analysis in 2015.
  3. #133 –ACC committee to update ACC Guidelines by end of 2015.
  4. #145 -- 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.
  5. Archives from origination of HBTM HOA have been received from previous President. Keith and Gloria will review and determine what needs to be digitized.

8/26/15