

Board Briefs

Board Meeting was held February 19, 2015. Attendees: Keith Austin, Alvin Hodges, Sylvia Teague, Judy Callaway and Gloria Valigura. Ransom Daly, represented ACMP, Inc. Two homeowners, Mr. Ortiz and Mr. Quintana also attended. **The next board meeting of HBTM HOA will be held Thursday, March 19, at 7:00 p.m. This will be our Annual Homeowners Meeting at which board elections will be held.**

Committee Reports

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – Guidelines are being updated.

Pool – Pool is now closed.

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 next be held April 11, 2015.

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

- Pool opens May 23, 2015
- 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.
- 2. Manager's Report** – ACMP reports
 - a. At a Glance and Management Report** - Minutes of previous meeting were approved
 - b. Financials** – 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. Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
- 4. Update on Constables by Bob Brengel of RRMUD#1** – Mr. Brengel confirms that RRMUD#1 and RRMUD#2 continue to provide daily random drive-through constable service for our community. And, of course, if there is an emergency or a request for their services, they will respond as quickly as possible.
- Two homeowners expressed concerns about recent home burglaries in our community as well as activities around the pool. The board stated that an overhead light has been added to provide additional lighting in the area being discussed. There were discussions about adding a full-time constable to our subdivision. This is certainly possible but the cost would be \$350K per year or an additional \$1200 per homeowner per year. There were also discussions about the need for each homeowner to be responsible for their personal and home safety and to engage in good neighborhood watch activities.
- 6. HBTM HOA Board of Directors Elections** – Elections will be held at the Annual Homeowners Meeting on March 19, 2015. Alvin Hodges and Judy Callaway will be running for re-election. If you are interested in being a board member, please contact Ransom Daly at ACMP for details.
- 7. Mosquito Control** – Board renewed contract with Cypress Creek Mosquito Control for 2015. There was a 6% increase in their costs.
- 8. Neglected Homes** – if you see a neglected home that appears to have safety/health issues, report the street address to the Health Department.
- 9. Updates to ACC Guidelines** – The ACC and the board are finalizing updates to the ACC Guidelines.
- 10. 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 2015.
3. #133 –ACC committee to update ACC Guidelines by June 2015. Also, to add our policy on homeowner use of Bagsters and PODS.
4. #140 – Status of Harris County Flood District to remove shrubs/poison ivy on their property but affecting our privacy fence.
5. #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.

2/9/15