

Board Briefs

Board Meeting was held May 21, 2015. Attendees: Keith Austin, Alvin Hodges, Judy Callaway and Gloria Valigura. Ashley M. and Steve Kern represented ACMP, Inc. Mr. Walden, a homeowner, also attended.

Committee Reports

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

Pool – Pool is now open. For information on how to get pool tags, see www.hbtm.org

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 in October.

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

- Pool is now open.
- 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. 91% 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** – 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. **Electrical Bills** – ACMP to determine why we are paying sales tax on the Hudson Energy bills and to get a refund for us.
5. **Water Bills** – ACMP to determine why we are paying penalties to RRMUD#1 and #2 when we get the bills on a timely manner.
6. **Neglected Homes** – if you see a neglected home that appears to have safety/health issues, report the street address to the Health Department.
7. **Updates to ACC Guidelines** – The ACC and the board are finalizing updates to the ACC Guidelines.
8. **Cooperative Effort with Harvest Bend The Village** – HBTM and HBTV 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.
9. **Enhances to our Entrances** – The board is working with Earth Works to get quotes to improve/enhance the entrances to our subdivision.
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 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 June 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.