

HBTM HOA Meeting – Board Briefs
May 19, 2016

Attendees: Alvin Hodges, Judy Callaway, and Gloria Valigura. Ashley Hagen represented ACMP, Inc. Also in attendance were Mr. Michaca and Mr. Battino, HBTM homeowners.

Next Meeting – June 16, 2016, 7:00 p.m. at RRMUD#1 Bldg.

Committee Reports

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

Pool – Will be opening May 28, 2016. See www.hbtm.org on how to get your pool tags

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

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

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

- Pool will open May 28, 2016.
- 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

1. **2016 Maintenance Fees** - 2016 maintenance fees of \$450 are due by February 1, 2016.
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 lawsuits against five homeowners for non-payment of maintenance fees and one for ACC non-compliance.
 - c. **Deed Violations** – Homeowners are encouraged to take care of their deed violations quickly to avoid penalties.
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. **Privacy Fences at GoodSpring and Perry cut-throughs** – Privacy fences at these two cut-throughs have been installed for security reasons. The constables advised that a lot of the crime in our subdivision was the result of people coming into our subdivision using these cut-throughs. Also, Harris County Flood Control District (HCFCD) requires locked, split 15' gate at both entrances. A few homeowners have requested to have continued access to HCFCD property so that they can continue to exercise on this property. The board is considering installing a locked gate in the privacy fence in the pool/playground area and then giving a key/code to those homeowners who want to continue to use HCFCD property for exercise purposes. It may take a month or two to work out all the details.
6. **Capital Improvements** – In addition to the privacy fence (see 5 above), the board approved quotes from Earth Works to 1) remove trees/shrubs/poison ivy on HCFCD side of privacy fence at pool/playground area, and 2) to replace snapdragons at entrances with begonias. Also, Sun Maintenance was approved to perform temporary repair 15' of privacy fence at pool/playground area. This fence was knocked down by two young men trying to get into our subdivision from HCFCD property (the constables are handling this with the two young men).
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. **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. Further, we are in communication with **Homewood Suites** to include them in this cooperative effort.
9. **Property Action Item list (PAL)**
 1. *Water meters* - 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. *Capital Improvement Cost Analysis* - Board to update in 2016.
 3. *Updates to ACC Guidelines* - committee to finalize by late-2016.
 4. *HBTM HOA archives at ACMP* - 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.
 6. *Petition to eliminate overnight parking of commercial motor vehicles* – Keith is leading this effort.
 7. *Privacy fences at the Good Spring and Perry Road cut-throughs* to the Harris County Flood Control property have been installed.
 8. *Privacy Fence in Pool/playground area* – Board has requested ACMP to obtain quotes to replace the privacy fence at pool/playground area. The current fence is 20+ years old and in bad shape. Contractor to submit two quotes: One for single-sided fence and a second for doubled-sided fence with chicken wire in between. The fence quote is to include a quote for and pictures of a spring-loaded gate with a double-sided lock with a key/code accessible on either side. If keyed, key needs to not be able to be duplicated. Board to determine good location for gate and will consider adding a surveillance camera focused on the gate.
 9. *ACMP website* -- With next mailing to all homeowners (or with 2017 maintenance bill), ACMP will once again invite homeowners to sign-up for the ACMP website so that all signed-up homeowners can receive announcements from ACMP.

Yearly Recurring Activities

March – Annual HO Meeting – board yearly report; elections, send out invites @ 2 weeks before.

March – Check that weep holes open on pool house

April – October – Yard of Month selected.

May – Pool opens toward end of May. Set out signs and prepare for pool tag distribution

May – perform maintenance check of playground equipment

October – finalize next year's budget by Nov 1

November – Maintenance fee invoices sent to homeowners.

Quarterly – Earth Works to spray for poison ivy on HCFCD property on backside of our privacy fence.

Deed Restriction Drive Throughs – 2X/mo. Apr-Sept; 1X/mo. Oct-May