

HBTM HOA Meeting – Board Briefs

April 20, 2017

Attendees: Judy Callaway, Alvin Hodges, Keith Austin, and Gloria Valigura. Ransom Daly represented ACMP, Inc. Cheryl Tillman and Javier Garza also attended.

Next Meeting – May 18, 7:00 p.m. at RRMUD#1 Bldg.

Committee Reports

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – Board approved updates to the ACC Guidelines.

Pool – Pool will open Saturday, May 27. Pool tags will be distributed May 24 and May 27.

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

- Watch the Marquees for good information.
- Community garage sale will next be held in the Fall of 2017

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

- Pool is will open Saturday, May 27.
- Santa in the Park –

Welcoming Committee – Lisa Behrend, Patty Hodges.

Web Page – Gloria Valigura

Landscaping Committee – Gloria Valigura, Judy Callaway, Patty Hodges

Open Discussion

1. **2017 Maintenance Fees** – will continue to be \$450 per property. 85% of homeowners have paid their 2017 maintenance fees. If you have not yet done so and to avoid further legal costs and action, please contact ACMP now to make arrangements for a payment plan.
2. **2016 Maintenance Fees** - 95% of homeowners have paid their 2016 maintenance fees. The accounts of those homeowners who are in arrears for two or more years have been turned over to legal for appropriate action.
3. **Legal Action** -- Messock & Assoc. have filed lawsuits against a couple of homeowners for non-payment of maintenance fees and/or for ACC non-compliance.
4. **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.
 - c. **Deed Violations** – Homeowners are encouraged to take care of their deed violations quickly to avoid penalties.
5. A couple of homeowner concerns were discussed with proposals for resolution.
6. **Additional letters for marquees** – board approved, in principal, to purchase new/additional letters for use in the marquees. Also, a new letter holder used in the marquees. We will review the quote for these items prior to giving final approval.
7. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
8. **New sprinkler controllers** – Controllers at Perry Road and in the park will be replaced in April.
9. **EarthWorks** – provided a contract for review/approval by the board.
10. **Privacy Fences at GoodSpring and Perry cut-throughs** – HCFCD has now locked these gates. The board voted to add a pass-through gate at each of these cut-throughs. The gate will be keyed the same as the gate at the pool/playground area.
11. **Capital Improvements** – Improvements approved by the board this year:
 - a. Repair/replacement of swing in playground area.
 - b. Archive and digitize records that retention policy require.
 - c. Earth Works will treat the poison ivy on an on-going basis (on-going)
 - d. Get new deer for Christmas decorations.

12. Board Actions/Approvals at this meeting:

- a. Approved adding pass-through gates at each of the cut-throughs for use by homeowners. Locks will be keyed to be same as pass-through gate in privacy fence in pool/playground area.
- b. Approved sending accounts of homeowners two or more years in arrears to Legal for appropriate action.
- c. Approved quote from EarthWorks to remove crepe myrtle at Fallbrook/Perry intersection that was recently damaged during auto accident. EarthWorks will also plant/replant shrubs, bulbs, etc to repair the plants also damaged.
- d. Approved list of items needed to open pool as recommended by Hou-Rec.
- e. Approved adding boards to bottom of privacy fence at pool/playground area to prevent intrusion.
- f. Approved spending \$500 to purchase @20 new chairs for pool.

13. 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 2017.
- 3. *Updates to ACC Guidelines* – Board has approved the new ACC Guidelines. Copies will be sent to all homeowners in the near future and also posted on our website.
- 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. *Purchase of phone for use by board and representatives* – Board approved purchase of burner phone to be used by pool committee.
- 8. *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.
- 9. *Repair/replace swing in playground* – Keith Austin is facilitating this action.

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