

Board Briefs

Board Meeting was held April 14, 2009. Attendees: All board members were in attendance. Guest attendees were Bill Chowlein and Tiffany Dillard with Houston Recreation and Shawna Dixon with Tara Energy.

Committee Reports

ACC - Nancy Nichols and Paul Behrend

Pool – Ms. Beryl Faier – Pool will be opening in late May

Communication Committee –Patty Hodges

Recreation Committee – Patty Hodges –2009 Community events include:

National Night Out

Halloween Party.

Hayride & Santa in the Park

Welcoming Committee – Patty Hodges, Sylvia Teague and Stacy Pontius

Open Discussion

- *Board member elections* were held on March 10, 2009. Hormoz Vassey, Sylvia Teague and Keith Austin were re-elected to the board. Hormoz Vassey accepted the 3-year term, Keith Austin the 2-year term, and Sylvia Teague the 1-year term.
- The financials and deed non-conformances were discussed and agreed to. Property liens have been filed on several homeowners who have not yet paid their 2008 maintenance fees. One property has been foreclosed on.
- TCMI is taking bids to add to the mulch in the playground area. Consideration is being given to “Kiddie Mulch” and to “rubberized mulch”.
- TCMI provided a cost analysis of electrical usage for HBTM for 2008.
- Shawna Dixon of Tara Energy gave a presentation on possible HBTM energy cost-savings. The board is researching the viability of the company and will make a decision soon.
- Hou-Rec stated that the diving board is no longer structurally sound and gave us a proposal for repair. The board approved the Hou-Rec proposal. The pool will need to be replastered in the next year or two. The approximate cost is \$18K to \$25K. This needs to be repeated about every 10 years. Hou-Rec and the board agreed to a pool walk-through a week before the pool opens to ensure all is OK before the pool opens.
- All repairs resulting from Hurricane Ike should now have been completed. You will begin to receive notices from TCMI. If you need an extension for a legitimate reason, please contact TCMI.
- The board approved Time Savers quote to perform several repairs and clean-up in the pool/playground area. These include: cleaning gutters on pool house, repair broken picnic table and anchor it, tie-down drainage grate, remove graffiti in a couple of places and replace sod under pool fence. The board also approved anchoring a picnic when it arrives in the area north of the pool.
- The board deferred evaluating our capital equipment replacement reserve fund to the May meeting.
- A new signature card is needed for Prosperity Bank.
- Precinct 4 Crime Statistics for RR MUD #1 were given.

- Your 2009 maintenance fees are now past due. Fifteen (15) homeowners have not yet paid their 2008 maintenance fees. That's 5 % of the homeowners here at HBTM. Unfortunately, non-payment by these homeowners directly affects your yearly maintenance fees.
- Patricia is to ask our lawyer if we can sell our debt to a collection agency (i.e., uncollected maintenance fees, etc.)
- TCMI had a request to use the pavilion and contrary to our policy of having one lifeguard for each group of 25 people in the pavilion area, no lifeguard was available through Hou-Rec. TCMI is to check with our Insurance Company and our lawyer for guidance.