

### **Board Briefs**

Board Meeting was held May 12, 2009. Attendees: All board members were in attendance. A new homeowner, Judy Callaway, attended the meeting. Also present were Patty Hodges and Beryl Faier

### **Committee Reports**

ACC - Nancy Nichols and Paul Behrend

Pool – Ms. Beryl Faier – Pool will be opening May 23

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**

- Pool policy and procedures were discussed and finalized. The 2009 Pool Manual was updated and agreed to by the board. The Pool Manual is kept at the pool. Pool tags will be distributed on May 21. For those of you who mailed in their pool tags but did not pick them up on May 21, they are at the pool. See the lifeguards. Other than above, you need to contact Patricia Ortiz at TCM to obtain your pool tags. The process is on our website in the Pool folder.
- The Board confirmed that children of homeowners who are not current on their maintenance fees cannot use the pool even as a guest of another homeowner.
- The Board confirmed that the lifeguards will provide their own water.
- 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.
- HBTM HOA lawyer, Jeff Messock, discussed the legal process used when homeowners do not pay their maintenance fees.
  - Any accounts not cleared by June of the current year, are sent to Legal for appropriate action.
    - A demand letter is sent and a records search is performed to confirm ownership.
    - If no reply, a lien is filed
  - We are subordinate in our filings to the Mortgage Company, bankruptcy court and the taxing authority.
  - If a homeowner abandons their home, the key is to a) let the management company know so that they can work with Legal to a)find out who currently owns the house and b) if it's still the homeowner, the ability to locate him. Option is to hire an investigator to find a delinquent homeowner that has moved from the subdivision. If the home has transferred title, then the management company contacts the new homeowner to send a bill for applicable maintenance fees.
  - Jeff Messock searches to determine who's in bankruptcy.

- If a title company misses recuperating and paying us maintenance fees at the time of closing, we can lean on the title company to obtain the maintenance fees.
- Jeff Messock stated that having a pool really does enhance our property values. Using the pool (during or after the pool season) without a lifeguard is an insurance issue. Patricia Ortiz is checking with the insurance company.
- The board agreed to two force mows.
- As previously requested, Patricia Ortiz is to send the deed drive to the board 48 hours before sending the letter.
- Alvin Hodges and Sylvia Teague agreed to attend a RR#1 MUD meeting to invite either Bob Brengle or the Constables to attend our board meetings.
- Keith Austin will call Reliant Energy to determine best rate if we lock in with a one year contract.
- Keith Austin will order the picnic tables previously agreed to.
- TCMI is taking bids to add to the mulch in the playground area. Consideration is being given to “Kiddie Mulch” and to “rubberized mulch”.
- 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 deferred evaluating our capital equipment replacement reserve fund to the July meeting.
- A new signature card is needed for Prosperity Bank.
- Precinct 4 Crime Statistics for RR MUD #1 were distributed via e-mail to the board
- 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.