

Board Briefs

Board Meeting was held January 12, 2010. Attendees: Gloria Valigura, Keith Austin, Alvin Hodges, Sylvia Teague, Hormoz Vassey, Patricia Ortiz, and Patty Hodges.

Committee Reports

ACC - Nancy Nichols and Paul Behrend – One is being discussed

Pool – Ms. Beryle Faier – Pool is closed until next Spring.

Communication Committee –Patty Hodges –

Recreation Committee – Patty Hodges –2009 Community events include:

National Night Out –

Halloween Party -

Hayride & Santa in the Park –

Web Page – Gloria Valigura

Open Discussion

- The financials were discussed.
 - The board is pleased to report that TCM is returning to Cash Basis accounting effective 1/1/10 (as versus accrual basis).
 - The board approved write-off of \$5,503.86 in bad debt as a result of homes that have gone into foreclosure and/or bankruptcy and there is no possible way for HBTM HOA to get their dollars back.
 - The board approved a request for a payment plan for 2010 maintenance fees.
- The board plans to meet with Hou-Rec personnel in March/April to discuss need for pool resurfacing, lifeguard supervision, possibility of shifting pool hours to stay open a hour later, etc.
- The pool will need to be re-surfaced in the next year or so. Patricia will begin to get quotes for planning purposes.
- TCM reports the following homeowner complaints:
 - Graffiti was reported on a privacy fence and TCM gave guidance to the homeowner on how to remove it. Graffiti remover (available at the box stores) with a brush seems to work.
 - A great amount of people appears to be residing in one home. They also have non-operable cars parked in the street. TCM will be dealing with the non-operable cars.
 - One homeowner had a break-in and would like to remind us to always be aware of our surroundings. See www.hbtm.org for safety information.
 - A homeowner reported that on a street-end, non-welcome visitors are making loud noises, playing loud music, leaving empty beer cans, condoms, and, in general, disturbing the peace.
 - It has been reported that mailboxes need to be replaced on Gusty Winds as a result of vandalism. It appears that someone stuffed fireworks into the mailbox and the explosion caused damage. TCM is working with the Post Office to do so.
- **Reminder to all Homeowners:** if you see any vandalism, anyone breaking the law, any neighborhood disturbance, etc., please **call 911 or the Constable IMMEDIATELY**. Per the by-laws of HBTM HOA, there is very little, if anything, that TCM or the board can do to help you. But the Constables can. The number for the Constables in Pct. 4 is 281-376-3472.
- Elections will be held in February/March with results announced at the Annual Homeowner Meeting scheduled for March 9, 2010. If you'd like to run for office, please contact Patricia Ortiz at TCM.

- It's time for Christmas decorations and lights to be removed and put away until later this year.
- As a courtesy to yourself and your neighbors, if you are using trash bags (vs trash cans) please put your trash bags out on Wednesday and Saturday mornings. This is to prevent animals from tearing your trash bags and spreading your garbage during the night. If you use trash cans it is a good idea to use the trash can lid for the same reason.
- Be sure to send in your survey document to TCM.
- The 2008 Audit is complete and TCM was given a couple of action items. The board has requested information on what corrective actions TCM is taking to be in-compliance with the audit report recommendations.
- Precinct 4 Crime Statistics for RR MUD #1 were distributed via e-mail to the board.