

Board Briefs

Board Meeting was held July 12, 2011. Attendees: Gloria Valigura, Keith Austin, Alvin Hodges, Hormoz Vassey, Sylvia Teague and Paul & Vickie Owens.

Committee Reports

ACC - Nancy Nichols and Paul Behrend – No report

Pool – Maria Aaly – Pool is open and being enjoyed by homeowners

Communication Committee – Vacant

Recreation Committee – Vacant

Welcoming Committee – Lisa Behrend – Five (5) new homeowners have been contacted and welcomed. Let's all welcome our new neighbors to our community.

Web Page – Gloria Valigura

Open Discussion and/or Votes Taken

- Financials were discussed. Appears \$1500 has not yet been credited to our Contingency Funds.
- **Pool tags** – If you still need pool tags (new or renewals), contact Patricia Ortiz.
- **Pool tag sticker replacements** - Unfortunately, the 2011 pool tag stickers are fading. TCM is replacing these with new laminate, waterproof stickers in the next day or two. ALL pool tags will be re-stickered by the pool committee and/or lifeguards after verifying that your tag was previously stickered with a 2011 sticker. We appreciate your patience on this item.
- **Vacuum pump for pool** – obtaining quote from Hou-Rec for cost of a vacuum pump so that one can be on-site.
- **Dutch Door** – the lower half of the left side Dutch door at the entrance to lifeguard office has been replaced.
- **Change out of locks at pool area** – Patricia Ortiz to obtain bids to change out all locks at the pool – they should not be keyed alike; add dead bolts to top half of Dutch door at entrance to lifeguard office; on right side of Dutch door, install a long rod into and into the concrete.. Also to check weather stripping on the doors in both bathrooms.
- **Maintenance fees** - 8.75% of homeowners have not yet paid their maintenance fees; and 3.7% are on payment plan. Remember that if you don't pay your maintenance fees it places a greater burden on your neighbors.
- **Light pole** SW corner of pool – board rejected the first bid and asked TCM in June to requote.
- **Floor in attic** – a contractor reported that the floor in the attic is weak. Keith Austin is to evaluate and make a recommendation to the board.
- Patricia to follow-up on status of these open items:
 - Leak repair at the pool
 - Light pole wiring covers (will be performed by Hou-Rec before pool opens)
 - Send board comparison of services and associated costs between Prosperity and First New Bank as it is our understanding that Prosperity may begin to charge for many of their services.
 - Working out details of community service with appropriate personnel connected with the criminal mischief case at the pool.
- Patricia to obtain quotes for the following
 - CPA's to perform HOA audits in the future.
 - To resurface the pool. One quote has been received.
 - Replace light pole in SW corner of pool

- To change locks in pool area
- Patricia to prepare:
 - Rough draft of new wording for possible changes to HBTM R&R (June/July). Outline received, still waiting for new proposed wording.
- Precinct 4 Crime Statistics for RR MUD #1 were distributed via e-mail to the board.

7/14/11