

Board Briefs

Board Meeting was held February 7, 2012. Attendees: Keith Austin, Alvin Hodges, Hormoz Vassey, Gloria Valigura, and Patricia Ortiz. Tish Albarado from Barry M. Wuntch, LLP also attended.

Committee Reports

ACC - Nancy Nichols and Paul Behrend – none

Pool – Maria Aaly – Pool is closed for season

Communication Committee – Vacant

Recreation Committee – Christine Huckels

- Santa in the Park –

Welcoming Committee – Lisa Behrend

Web Page – Gloria Valigura

HBTM HOA BOARD ELECTIONS will be held on Tuesday, March 13, 2012, at Reid Rd MUD Building with sign-in beginning at 6:30 p.m. This is the yearly homeowners meeting and you are most certainly invited to attend. If you cannot attend, please complete your proxy and send to Patricia Ortiz. Sylvia Teague and Alvin Hodges are requesting your vote to continue as board members. There is also an opening on the board, so if you are interested, please contact Patricia Ortiz.

Open Discussion and/or Votes Taken

- Tish Albarado from our CPA's office (Barry M. Wuntch, LLP) discussed the results of the 2011 audit of the HOA books. There were no issues identified by the CPA.
- Financials were discussed and checks signed.
- Julie Mercer of TCM is working with the board to resolve questions we have about why the board spreadsheet differs from the I/E statement
- Board requested that the Collection Status Report be sorted in same manner as in previous years.
- All our bank accounts will be moved to New First Bank by March 1, 2012.
- TCM-Anissa to schedule training on New First Bank StrongRoom so that TCM and two board members can approve bills electronically.
- ATT is to give us credits as they drafted our account after they were told to not do so.
- Due to new State of Texas Regulations, we are having to record with the County several documents. After discussion, it was decided to proceed with three of our Policy Statements and those that have been recommended by legal. We are awaiting one additional document (collection policy) from legal.
- 2012 Pool tags were approved for purchase. You will receive more information with regard to your pool tags in the near future.
- The board requested additional quotes from the tree service companies.
- Precinct 4 Crime Statistics for RR MUD #1 were distributed via e-mail to the board.
- Two Earthcare quotes for installation of rain sensors and sprinkler head repairs are being handled via e-mail.
- **2011 Maintenance fees** – 4.0% of homeowners have not yet paid their maintenance fees; and 2.0% are on payment plan. Remember that if you don't pay your maintenance fees it results in either reduced services or increases in maintenance fees for your neighbors.

- **2012 Maintenance fees** – these fees are now past-due and monthly late fees are being assessed.
- **Reported glitches with web page** – if you have glitches with our web page at www.hbtm.org, call Patricia Ortiz and leave your full name and telephone number so that our website coordinator can contact you to determine how to resolve the problem. Or you can send an e-mail to HOABOARD@hbtm.org, include your full name and phone number and we will get back with you to resolve the problem.
- **Volunteers Needed** – the board invites you to volunteer for several of our committees. Specifically, there is a need for a Communications Committee Chair; however, the other committees would very much appreciate having you on their team. This is a great way to get to know your neighbors and to provide a service to our community. If interested, please contact Patricia Ortiz.
- **Patricia** lead discussion of HBTM Action Item list (PAL)
 1. ~~Liability at pool document—approved sign.~~ Will be ordered shortly.
 2. Camera 5 is out at pool. Board voted to replace it.
 3. Pool replaster – Contract awarded to GHPM.
 4. Change out locks – Quote needs to be updated.
 5. Light pole repair/replacement – Prism needs to make adjustments to the lights.
 6. 2012 pool tag process – board voted to change process and to order new tags.
Everyone will get new tags.
 7. Shrubs at monument – trim in Jan 2012 so that HBTM signs are visible
 8. ~~Vacuum pump for pool—received~~
 9. Light pole wiring covers - tabled until new poles delivered.
 10. ~~911 phone options—new phone installed.~~
 11. Electrical (Jan 2012) Add lights to entrance marquees, repair light in deep end of pool, add outlets at marquee, and check why outlets at entrances “trip” frequently
 12. Sprinkler system (by June 2012) add sprinkler heads at each entrance for more coverage.
 13. New First to demo “Strong Room” – TCM-Anissa to organize

2/19/12