

Board Briefs

Board Meeting was held January 10, 2012. Attendees: Keith Austin, Alvin Hodges, Sylvia Teague, Hormoz Vassey, Gloria Valigura, Patricia Ortiz and Jessica Cummins.

Committee Reports

ACC - Nancy Nichols and Paul Behrend – two were approved

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

NOTE: Next board meeting will be held on Tuesday, February 7 as our usual meeting date is Valentine's Day. TCM-Jessica Cummins to confirm if RRMUD #1 Bldg is available.

New TCM Property Manager – Jessica Cummins is our new property manager. We thank Patricia Ortiz for her time with us and wish her well in her new ventures with TCM.

Open Discussion and/or Votes Taken

- Financials were discussed and checks signed.
- All our banking will be moved to New First Bank by March 1, 2012.
- TCM-Anissa to schedule training on New First Bank StrongRoom so that two board members can pay bills electronically.
- ATT is to give us credits as they drafted our account after they were told to not do so.
- As a cost-saving measure, a new 911 phone has been installed at the pool.
- Board voted to replace the camera in the SW corner of the pool when the pole is replaced.
- The three severely deteriorated light poles in/near the pool area will be replaced week of January 16.
- The constables would like to hear from you if you've been paintballed so that they can proceed with appropriate charges. By January 20, 2012, send an e-mail to HOABOARD@hbtm.org with your name, address, type of damages and cost to repair damages.
- Elections – Elections for three board member positions will be held in March. Alvin Hodges and Sylvia Teague will be running for re-election; however, Hormoz Vassey will not be running for re-election. If you'd like to serve your community by being on the board, please send your resume to JCummins@txcom.org. More on this subject in February.
- Sylvia Teague has volunteered to update and maintain the marquees at the entrances to our subdivision. Thanks, Sylvia.
- 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.
- New contracts were signed with Cy Creek Pest Control and Earthcare.
- Locks at Pool – TCM to have the contractor update his quote as per previous requests to have dead bolts for the bathrooms and the bottom half of the dutch doors to the pool office.
- Items on the PAL were discussed with several being completed/closed.

- The board agreed to give the contract to GHPM to replaster the pool, repair/replace coping and to replace the wall tile.
- **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.
- **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 due and late fees will begin on February 1, 2012.
- **Reported glitches with web page** – if you have glitches with our web page at www.hbtm.org, call Jessica Cummins 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.
- **Patricia and JESSICA** lead discussion of HBTM Action Item list (PAL)
 1. Liability at pool document – options were presented. Jeff Messock to review prior to our signing
 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 – Three poles will be replaced week of Jan 16.
 6. 2012 pool tag process – board voted to change process. 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
 14. Precinct 4 Crime Statistics for RR MUD #1 were distributed via e-mail to the board.

1/11/12