

Board Briefs

Board Meeting was held July 16, 2013. Attendees: Keith Austin, Judy Callaway, Alvin Hodges, Gloria Valigura, and Patricia Ortiz.

Committee Reports

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – No new ACC's.

Pool – Congratulations!!! Many of you are enjoying the pool this summer.

Communication Committee – Judy Callaway, Patty Hodges, and Sylvia Teague – Watch the Marquees for good information.

Recreation Committee – Christine Huckels

- Bunco Party – Ladies, if interested in getting together for Bunco, send an e-mail to HBTMHOA@yahoo.com. Christine is working on getting us together for some Bunco.
- Santa in the Park – scheduled for early December

Welcoming Committee – Lisa Behrend, Patty Hodges

Web Page – Gloria Valigura

Landscaping Committee – Gloria Valigura, Judy Callaway, Patty Hodges

Open Discussion and/or Votes Taken

- **2013 Maintenance Fees** – Your 2013 maintenance fees are now past due. Please contact Patricia Ortiz at TCM to arrange payment, including monthly payment plans if that helps you.
- **TCM Communications Concerns** – TCM apologies that many of you have not been able to reach them. They have been having serious IT problems coupled with a physical move of their office. Also, Steve Edgar, the owner of TCM has retired. It appears that all IT concerns have now been resolved. *Please make note of their new address 11231 Richmond Avenue, Suite D108, Houston, TX 77082. Their phone numbers have not changed.*
- **Financials** – bank statements and financial statements were reviewed. On Balance Sheet, TCM to advise how they come up with the \$value for Capital Reserves. Board requests that TCM stop including “Collection Status Report” and replace with “Aged Owner Balance – Street Sequence”. Questions continue about some of the financials and the board and TCM are working on resolution.
 - Thanks to the board's actions, we received reimbursement for the costs incurred to try to save the magnolia tree in the Fallbrook esplanade that was damaged by a one-car auto accident.
- **Yard of Month** - Congratulations to 9503 Strawgrass as July Yard of Month.
- **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
- **Contracts** – all are current except Zorro Termite Control (for pool house).
- **Mosquito Pest Control** – the board requested Patricia to contact Cypress Creek Pest Control to a) slow down during sprays, b) be sure to spray in all cul-de-sacs, and c) leave document of spray on Keith's front door.
- **TCM Property Management Change** – Patricia announced that she needs to concentrate her efforts closer to her home and, therefore, Amanda Bayer will become our property manager in August.
- **Patricia** lead discussion of HBTM Action Item list (PAL) – Subjects included:
 - #21 – (2/12) AT&T to disconnect the phone at the pool on Oct 11, 2012. The 911 phone outside the entrance to the pool for emergencies and has converted from a landline to battery operated at no cost to HOA. Patricia to send us copy of credit from AT&T for overcharges. Amanda and Anissa working on this. This is long overdue.
 - #21a – (12/12) What is actual cost of the 911 phone? Contract says \$285; we paid \$385 in 2012. We need credit and correction. Amanda and Anissa working on this. This is long overdue.
 - #42 – Repairs to playground equipment to be performed by Playwell in late-July.
 - #59 – (9/12) Gloria and Hormoz will revisit putting cameras at our entrances with Pct 4.
 - #66 – (11/12) We are receiving bills for three meters; however, there may be a fourth. Keith Austin and Patricia Ortiz to resolve.

- #67 – ((2/13) Board to update Capital Improvement Cost Analysis in July.
- #73a – (3/13) Patricia to get several quotes as per board e-mail to determine termite damage. Quotes received from D&C and Time Savers. Item tabled to September when pool is closed. *Patricia to so advice D&C and Time Savers.*
- #78 – (12/12) Obtain quotes to have contractor install Christmas lights at entrances in 2013.
- #79 – (2/13) Most of the work complete. Loropetulum will be installed in the fall of 2013.
- #80 (2/13) On Balance Sheet, TCM to advise how they come up with the \$value for Capital Reserves.
- #86 (4/13) board approved installing rubber mulch in the large playground area.
- #90 (4/30) – Board approved Time Savers quote to repaint lettering on monuments after shrubs enhanced. Letters will be painted in August.
- #93 (5/14) Hou-Rec made a presentation on a Splash Pad. They will re-quote on a smaller Splash Pad. The board to have discussions with RRMUD#1 & 2 to determine if they can provide any funding toward the Splash Pad. Gloria to check how many green tags were issued in 2012 or 2013 to help try to determine potential for usage of a Splash Pad.
- #94 (5/14) Patricia to ask Jeff Messock for a list of services provided to HBTM and the cost of each so that the board can decide what reports we need.
- #95 (4/1/13) Have we paid for the blue pool tags?
- #96 (5/13) Patricia to write nice letter to four homeowners whose trees are hanging over HBTM monuments to trim the trees. They are being given 45 days to do so.
- #97 (6/13) New signage in playground. Approved. Gloria to get correct size prior to ordering.
- #98 – Holding spot to record all requests for Harris County to repair sidewalks.

7/26/13