

Board Briefs

Board Meeting was held September 10, 2013. Attendees: Keith Austin, Judy Callaway, Sylvia Teague, Alvin Hodges, Gloria Valigura, and Patricia Ortiz.

Committee Reports

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

Pool – Pool is now closed

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.
- **Financials** – bank statements and financial statements were reviewed. On Balance Sheet, TCM to advise how they come up with the \$value for Capital Reserves. Questions continue about some of the financials and the board, our CPA, and TCM are working on resolution.
- **Yard of Month** - Congratulations to 10803 Fairstone for being named September Yard of Month.
- **Deed Drive** – 2nd deed drive for August not performed.
- **Fall Garage Sale** – scheduled for Saturday October 12 from 8:00 a.m. to 12:00 Noon. Board approved funds for constable coverage during garage sale.
- **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
- **Contracts** – All contracts are current.
- **Patricia** lead discussion of HBTM Action Item list (PAL) – Subjects included:
 - #21b- For 2013, Patricia to contact On-Guard to get a lower rate (\$385 vs \$495.79) and to determine if we can get a longer contract at a guaranteed price.
 - #42 – A few items still need repair, including pink butterfly kiddie ride. Should be completed in September 2013.
 - #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. Appears bill for the meter at Perry/Fallbrook is the one missing. Keith Austin and Patricia Ortiz to resolve.
 - #67 – ((2/13) Board to update Capital Improvement Cost Analysis in early 2014.
 - #73a – (3/13) Quotes received from D&C and Time Savers to check for termite damage. Item tabled to September when pool is closed. *Patricia to so advice D&C and Time Savers.*
 - #78 – (12/12) Hou-Rec has agreed to help install Christmas lights at entrances in 2013 at a reasonable cost.
 - #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. TCM given until 8/20/13 to advise board on financials items in question and with proposal on how to correct.
 - #91 – (4/13) – repainting inside of pool offices – after termite checks complete. We have quote from Time Savers. Waiting on termite check.

- #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.
- #96 (5/13) Patricia to write follow-up letters to three of the homeowners whose trees are hanging over the monuments at the entrances. They will be given 30 days to remove overhanging branches; then board will remove and charge back to homeowners.
- #97 (6/13) New signage in playground. Approved. Gloria sent size of sign to Patricia 8/12. TCM has and needs to get to Bobby Broussard for installation.
- #98 – Holding spot to record all requests for Harris County to repair sidewalks.
- #99 – 2012 audit in process at Wunch & Associates
- #100 – TCM to prepare draft of policy on how to deal with credits to previous homeowner accounts.
- #101 – TCM to work with bank to resolve open items that have been there for greater than three (3) months)
- #102 – TCM to explain why dollar amount spent on 2013 insurance (shown on financials) does not equal that shown in StrongRoom.

9/11/13