

Board Briefs

Board Meeting was held May15, 2014. Attendees: Keith Austin, Sylvia Teague, Alvin Hodges, Judy Callaway, Gloria Valigura, and Ransom Daly, representing ACMP, Inc.

The next board meeting of HBTM HOA will be held Thursday, June 19, 2014, at 7:00 p.m.

Committee Reports

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – Two new ACC processed

Pool – Pool opens Saturday, May 24 at 11:00 a.m.

Communication Committee –Judy Callaway, Patty Hodges, and Sylvia Teague

- Watch the Marquees for good information.
- Yard of month acknowledgements will begin in April.
- Community garage sale will be held in October

Recreation Committee – Gloria Valigura and Patty Hodges

- Santa in the Park – Scheduled for 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

1. **2014 Maintenance Fees** – 2014 Maintenance fees are now past due. Please contact Ransom Daly at ACMP if you need to make arrangements for a payment plan. Remember you cannot use the pool until your maintenance fees are paid in full.
2. **Pool** – Pick-up your pool tags on Wednesday, May 21 from 6:00 to 8:00 p.m. or on Saturday, May 24 from 11:00 a.m. to 2:00 p.m.
 - a. The board approved to purchase 100 yellow (visitor) pool tags.
 - b. Keith and H-Rec to perform walk-through of pool area before pool opens.
 - c. Some discussion about whether we also need a landline/cell phone for lifeguards at pool. Nothing yet resolved.
3. **Manager's Report** – ACMP reports
 - a. **At a Glance and Management Report**
 - i. Minutes of previous meeting were approved.
 - ii. Contracts – We are still negotiating on landscaping contract. Current contractor demands 90% increase in current yearly rate. Unfortunately, all quotes are much higher than current contract.
 - iii. Board requested that "Recurring Yearly Activities" list is added to At A Glance.
 - iv. There are @ 25 boxes of HBTM HOA archives at ACMP. Board will have these moved to the pool area and will begin reviewing the documents such that only required information is retained. To eliminate storage costs, the board has voted to convert all required archives to electronic media.
 - b. **Financials**
 - i. 2013 financial records will be audited in March/April 2014 by Wunch & Assoc. On the Balance Sheet, the \$ amount shown in Capital Reserve MMMA should equal the \$ amount shown in Replacement Reserves. Wunch and ACMP are to resolve this item.
4. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
5. **Board Director Term Length** – At the April meeting, the board voted to make all board director terms three (3) years in length.

6. **Request for funding from MUDs #1 and #2 to offset some of our park improvements** -- We are very pleased to report that Reid Road MUD#1 had donated \$6500.00 toward new rubber mulch in our playground area. A very special thanks to RRMUD#1 leadership for this generous donation.
7. **Property Action Item list (PAL)**
 1. #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 to resolve.
 2. #67 – ((2/13) Board to update Capital Improvement Cost Analysis in 2014.
 3. #110 – ACMP to move our bank accounts from New First to Associated Capital after audit of 2013 records is complete.
 4. #119 – Ransom to work with Jeff Messock to write up document changes R&R to show that each board position/director term is three (3) years as approved at April 2014 meeting.
 5. #120 – Board voted to have Wunch & Assoc perform 2013 financial audit soonest.
 6. #122 – Currently if board voting via e-mail all board members need to vote, not just quorum. Board voted to amend the By-Laws to state that a majority of the board is sufficient, even if not all board members respond, to vote on matters outside of a meeting, provided that all board members were notified. ACMP as directed to have the amendment drawn up by the Association’s attorney. No change needed, as we are in compliance with ST of TX Rules.
 7. #126 – New Rubber mulch to be delivered in May/June 2014
 8. #130 – Contract with Earthcare expired and we are now on month-to-month. They want a 90% cost increase. We are now evaluating other quotes.
 9. #131 – Ransom to request H-Rec to clean gutters at pool.
 10. #132 – Order 100 yellow (visitor) pool tags
 11. #133 – Ransom to change ACC to add our policy on homeowner use of Bagsters and PODS. Gloria to provide board direction to Ransom.

5/19/14