

Board Briefs

Board Meeting was held February 20, 2014. Attendees: Keith Austin, Sylvia Teague, Alvin Hodges, Gloria Valigura, and Ransom Daly, representing ACMP, Inc. Homeowner, Karen Custer also attended to discuss a deed restriction letter she received.

The next board meeting of HBTM HOA will be held Thursday, March 20, 2014, at 7:00 p.m. This will be our annual Homeowners meeting with elections. Do plan on attending. Current board members Sylvia Teague, Judy Callaway, and Keith Austin are running for re-election and request your vote. If you would like to run for a board position, please contact Ransom Daly at ACMP soonest. BE SURE YOU VOTE!

Committee Reports

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

Pool – Pool is now closed

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 Saturday, April 12 from 8:00 – 12:00 Noon.

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 due. Please contact Ransom Daly at ACMP if you need to make arrangements for a payment plan.
2. **Manager's Report** – ACMP reports
 - a. **At a Glance and Management Report**
 - i. Minutes of previous meeting were approved.
 - ii. Contracts – All contracts are current.
 - 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.
 - ii. ACMP to move \$80K from Operating to Operating MMA.
 - iii. The autopays for November had not yet been processed even though ACMP has on several occasions contacted the appropriate companies.
 - iv. 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.
3. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
4. **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.
5. **Property Action Item list (PAL)**
 1. #59 – (9/12) Gloria and Hormoz will revisit putting cameras at our entrances with Pct 4.

2. #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.
3. #67 – ((2/13) Board to update Capital Improvement Cost Analysis in early 2014.
4. #100 – prepare policy wrt credits on previous owner accounts. We need to document how to resolve these accounts. Gloria to provide more specific information on these accounts.
5. #110 – ACMP to move our bank accounts from New First to Associated Capital after audit of 2013 records is complete.
6. #113 – Keith would like to receive electronic copy of all autobills.
7. #119 – Ransom to ask Jeff Messock to write up document that the person who receives the most votes gets to select what length of term they would like. If vote is tied, the involved people determine or a coin is flipped.
8. #120 – Board voted to have Wunch & Assoc perform 2013 financial audit soonest.
9. #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.
10. #125 – Autodebits – have they started?
11. #126 – ACMP to solicit bids for rubber mulch for smaller area in playground (adult swing area). Gloria to send previous contact info to Ransom.
12. #127 – ACMP to invite constables to March 20 Annual Homeowners Meeting

3/3/14