

### **Board Briefs**

Board Meeting was held June 19, 2014. Attendees: Keith Austin, Alvin Hodges, Judy Callaway, Gloria Valigura, and Ransom Daly, representing ACMP, Inc.

The next board meeting of HBTM HOA will be held Thursday, July 17, 2014, at 7:00 p.m.

### **Committee Reports**

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

Pool – Pool is now open.

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** – Many homeowners are enjoying the pool. Have a safe summer.
3. **Manager's Report** – ACMP reports
  - a. **At a Glance and Management Report**
    - i. Minutes of previous meeting were approved.
    - ii. Contracts – Board approved new lawncare contract with Earth Works if they include a couple of items that were in our original RFQ but not clearly stated in their quote.
    - 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. The documents for recording with Harris County are now being finalized.
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 and Reid Road MUD #2 have now each donated \$6500.00 toward new rubber mulch in our playground area. A very special thanks to the leadership of both MUD's for their generous donation. The mulch has been installed and photos will be sent to each MUD.
7. **Yard of Month** – Board agreed that homeowner does not need to be current on maintenance fees to be selected for Yard of Month.

8. **Neglected Homes** – if you see a neglected home that appears to have safety/health issues, report the street address to the Health Department.
9. **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. #130 – Contract with Earthcare expired and we are now on month-to-month. Board approved new contract with Earth Works if they add a couple of items in our RFQ that were not clearly identified in their quote.
  7. #132 – Order 100 yellow (visitor) pool tags
  8. #133 –ACC committee to update ACC Guidelines by June 2015. Also, to add our policy on homeowner use of Bagsters and PODS.

7/9/14