

Board Briefs

Board Meeting was held November 20, 2014. Attendees: Keith Austin, Alvin Hodges, and Judy Callaway, and Ransom Daly, representing ACMP, Inc. The next board meeting of HBTM HOA will be held Thursday, December 18, 2014, at 7:00 p.m.

Committee Reports

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – Several new ACC were 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 next be held in Spring of 2015

Recreation Committee – Gloria Valigura, Patty Hodges, Judy Callaway, Sylvia Teague

- **Santa in the Park – Scheduled for Saturday, December 13, 2014 from 6:00 to 8:00 p.m.**

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. 93% of homeowners have paid their maintenance fees. Unfortunately, 7% of homeowners have not paid and this puts additional pressure on our budget and will probably result in maintenance fees increases.
2. **Manager's Report** – ACMP reports
 - a. **At a Glance and Management Report**
 - i. Minutes of previous meeting were approved.
 - ii. Board requested that "Recurring Yearly Activities" list is added to At A Glance.
 - b. **Financials** – Messock & Assoc. have filed liens against seven (7) homeowners who have been in arrears for two (2) or more years on their maintenance fees.
 - c. **Deed Violations** – Several homeowners have not taken care of their deed violations nor have they contacted ACMP to work out a new completion date; therefore, further appropriate action as per the HBTM HOA by-laws is being taken.
3. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
4. **Neglected Homes** – if you see a neglected home that appears to have safety/health issues, report the street address to the Health Department.
5. **Updates to ACC Guidelines** – Nancy Nichols presented updates to the ACC Guidelines for board review and approval.
6. **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. #120 – Board voted to have Wunch & Assoc perform 2013 financial audit soonest. Have all adjustments been made by ACMP?
 5. #133 – ACC committee to update ACC Guidelines by June 2015. Also, to add our policy on homeowner use of Bagsters and PODS.
 6. #138 – ACMP to print out all Insurance bills/payments for 2014 as there appears to be overpayments or else our insurance has gone up significantly. Seems there were some duplicate payments and we've been issued credit. Have we received credits from Ins. Company?

7. #140 – Status of Harris County Flood District to remove shrubs/poison ivy on their property but affecting our privacy fence.
8. #143– ACMP to send bank statements to Keith who will send to all board members
9. #145 -- 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.
- 10.

12/1/14