

Board Briefs

Board Meeting was held September 18, 2014. Attendees: Keith Austin, Alvin Hodges, Sylvia Teague, Judy Callaway, Gloria Valigura, and Ransom Daly, representing ACMP, Inc. The next board meeting of HBTM HOA will be held Thursday, October 16, 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 and end in October.
- Community garage sale will be held 2nd Saturday in October

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

- 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. 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.
 - 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. One additional lien will be filed in October. The board is discussing to begin charging a \$50 late fee for homeowners delinquent (late) in paying their yearly maintenance fees.
3. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
4. **Improvements in Community** –
 - a. board voted to have A.Fuller Electric install additional lighting at the picnic tables just north of the pool house.
 - b. board voted to have Earth Works trim all the trees in the playground/pool area.
 - c. Board voted to replace recently destroyed park hours sign.
 - d. Board voted to have Earth Works spray Round Up (or equivalent) on the poison ivy growing on Harris County Flood Control District property on a quarterly basis.
5. **Neglected Homes** – if you see a neglected home that appears to have safety/health issues, report the street address to the Health Department.
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. #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. Still needs correction.

5. #120 – Board voted to have Wunch & Assoc perform 2013 financial audit soonest. Complete. Have all adjustments been made by ACMP?
6. #133 –ACC committee to update ACC Guidelines by June 2015. Also, to add our policy on homeowner use of Bagsters and PODS.
7. #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. Check the financials.
8. #139 – Garage sale – 2nd wknd in October – Ransom to ask Bob Brengle (RRMUD#1) to arrange for one (1) constable from 8:00 a.m. to 12:00 Noon. Judy and Ransom will handle advertising.
9. #140 – Status of Harris County Flood District to remove shrubs/poison ivy on their property but affecting our privacy fence.
10. #143– ACMP to send bank statements to Keith. Keith will forward to all board members
11. #145 – Nancy Nichols has given to Gloria all the original records of HBTM HOA, including the formation documents. Keith and Gloria (any anyone else who'd like) will go through the documents and decide how to store them.
12. #146 -- 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. Keith and Gloria will pick-up from ACMP and store in pool house until we can go through them and determine what needs to be kept and what does not.
13. #147 – Ransom to forward to board copy of Jeff's lien letter.
- 14.

9/19/14