

Board Briefs

Board Meeting was held June 25, 2015. Attendees: Keith Austin, Alvin Hodges, Judy Callaway, Sylvia Teague and Gloria Valigura. Ashley Hagan represented ACMP, Inc. Ms. Yvonne Bird, a homeowner, also attended. Bob Brengle, RRMUD#1 representative, called into the meeting for a few minutes.

Committee Reports

ACC - Nancy Nichols, Paul Behrend and Alvin Hodges – Approval of updated Guidelines temporarily on-hold.

Pool – Pool is now open. For information on how to get pool tags, see www.hbtlm.org

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

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

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

- Pool is now open.
- 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. **2015 Maintenance Fees** - 2015 maintenance fees are now past due. 93% of homeowners have paid their maintenance fees.
 - a. A limited amount of homeowner accounts were inadvertently sent to legal for processing. ACMP is now correcting this.
2. **Manager's Report** – ACMP reports
 - a. **At a Glance and Management Report** - 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.
 - 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. A homeowner was concerned that a deed drive letter for lawn maintenance was received in error. Further calls to ACMP have not been returned. Ashley will investigate and have the person performing the deed drive-through contact the homeowner in the near future.
4. The Welcoming Committee reports that they been busy visiting new homeowners. It appears homes are selling quickly in our subdivision. We extend a warm welcome all our new neighbors.
5. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
6. **Electrical Bills** – ACMP to determine why we are paying sales tax on the Hudson Energy bills and to get a refund for us. We should be receiving our refund by September.
7. **Water Bills** – ACMP to determine why we are paying penalties to RRMUD#1 and #2 when we get the bills on a timely manner.
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. **Updates to ACC Guidelines** – The ACC and the board are finalizing updates to the ACC Guidelines. Also, the board will review Rules & Regs and ACC to confirm what is stated re stumps left in yard.
10. **Cooperative Effort with Harvest Bend The Village** – HBTM and HBTV have agreed to share the cost of mowing the Fallbrook esplanade between Harvest Sun and the Beltway. This esplanade has not been maintained and together we want to improve the appearance of our community. Gloria and Keith will try to attend a HBTV board meeting to discuss strategy to get all businesses along this esplanade to share in the costs.

11. **Enhances to our Entrances** – The board approved quotes from Earth Works to improve/enhance the entrances to our subdivision. Work will begin soon.

12. **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 attempt to resolve.
2. #67 – ((2/13) Board to update Capital Improvement Cost Analysis in 2015.
3. #133 –ACC committee to update ACC Guidelines by end of 2015.
4. #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.
5. ACMP to investigate if it is possible for HBTM HOA to install privacy fences at the Good Spring and Perry Road cut-throughs to the Harris County Flood Control property.
6. Bobby Broussard will repair the table in the pool area where someone has removed all the nuts from the screws – thus creating a safety hazard. He will also repair damaged trim on the pool office door.
7. Board approved Bobby Broussard to repair three (3) broken posts on the pool/playground privacy fence.
8. Board approved purchase of more red pool tags.
9. Keith Austin and Gloria

6/26/15