

**HBTM HOA Meeting – Board Briefs**  
**January 21, 2016**

**Attendees:** Keith Austin, Alvin Hodges, Judy Callaway, Sylvia Teague and Gloria Valigura. Ransom Daly and Ashley Hagen represented ACMP, Inc. Also in attendance were representatives of Harvest Bend, The Village.

**Next Meeting** – February 18, 2016

**Committee Reports**

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

Pool – Will be opening end of May 2016.

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

- Watch the Marquees for good information.
- Yard of month acknowledgements will begin soon
- Community garage sale will next be held April 9, 2016

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

- Pool will open at the end of May.
- 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**

1. **2016 Maintenance Fees** - 2016 maintenance fees of \$450 are due by February 1, 2016.
2. **Manager's Report** – ACMP reports
  - a. **At a Glance and Management Report** - Minutes of previous meeting were approved
  - b. **Financials** – The financials were reviewed and discussed. Messock & Assoc. have filed lawsuits against five homeowners for non-payment of maintenance fees and one for ACC non-compliance.
  - c. **Deed Violations** – Homeowners are encouraged to take care of their deed violations quickly to avoid penalties.
  - d. **2014 audit** is complete. Tish Albarado of Wunch & Assoc. will give results at February 18 board meeting.
3. 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.
4. **Precinct 4 Crime Statistics** for RR MUD #1 & 2 – are available to you on our HOA website.
5. **Extra Constables During Christmas Holidays** – The constables report the following: 13 citations; 19 suspicious people; 13 suspicious vehicles, and 4 juvenile curfew violations.
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 2015
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. **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. Further, we are in communication with **Homewood Suites** to include them in this cooperative effort.

#### 10. **Property Action Item list (PAL)**

1. *Water meters* - 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. *Capital Improvement Cost Analysis* - Board to update in 2016.
3. *Updates to ACC Guidelines* - committee to finalize by mid-2016.
4. *HBTM HOA archives at ACMP* - 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. *Archives from origination of HBTM HOA* have been received from previous President. Keith and Gloria will review and determine what needs to be digitized.
6. *Petition to eliminate overnight parking of commercial motor vehicles* – Keith is leading this effort.
7. *Privacy fences at the Good Spring and Perry Road cut-throughs* to the Harris County Flood Control property have been agreed to by HCFCD and approved by the board. This fence is being added for security reasons. HCFCD requires at 15' gate and the fences will be appropriately reinforced. We have received several quotes and will be making a decision shortly.
8. *Open Carry in pool/playground area* – Board agreed to prohibit open carry in the pool/playground area. Appropriate signs (30.07) will be posted shortly.
9. *Hoverboards* – Due to being a fire hazard, hoverboards are not allowed in the pool/playground area. Signs will be posted shortly.
10. *Elections* will be held in March.

#### **Yearly Recurring Activities**

March – Annual HO Meeting – board yearly report; elections, send out invites @ 2 weeks before.

March – Check that weep holes open on pool house

April – October – Yard of Month selected.

May – Pool opens toward end of May. Set out signs and prepare for pool tag distribution

May – perform maintenance check of playground equipment

October – finalize next year's budget by Nov 1

November – Maintenance fee invoices sent to homeowners.

Quarterly – Earth Works to spray for poison ivy on HCFCD property on backside of our privacy fence.

Deed Restriction Drive Throughs – 2X/mo. Apr-Sept; 1X/mo. Oct-May

1/30/16