

Harvest Bend The Meadow Homeowners' Association Annual Board Report for 2020

2020 Highlights include

- Our yearly maintenance fees will increase to \$475.00 a year. This is needed due to price increases in services and utilities. Four percent (4%) of the homeowners have not yet paid their 2020 maintenance fees. Appropriate legal action will be taken on these properties. Unfortunately, non-payment by these homeowners directly affects (increases) your yearly maintenance fees.
- Ransom Daly and his team at ACMP, Inc., 15840 FM 529 RD, Ste 104, Houston, TX 77095 continue as our management company. We have been pleased with their professionalism and the attention they have given our community. If you need any assistance, give them a call at 281-855-9867 or send an e-mail address to ransom@acmpinc.com.
- ACMP and the board continue to use cost savings practices by fiercely soliciting new vendors and negotiating contracts to try to avoid increases in our maintenance fees. These negotiations resulted in our contracting with a new pool company, Texas Aquatic Enterprises.
- The 2019 Audit was completed by our CPA. There were no issues reported.
- Sears, Bennett & Gerdes, LLP continue as our legal counsel.
- During the year, we heard varying concerns from several homeowners and responded within the guidelines of HBTM Rules and Regulations. Homeowners are always encouraged to attend board meetings and/or to express their concerns to the board and our management company. By working together we will continue to maintain the integrity of this community.
- On the downside, Covid-19 caused us to cancel many of our community activities. We were able to keep the pool open, by ensuring CDC guidelines were enforced and by sanitizing the pool area during the day and at the end of each day. We very much appreciate your understanding and patience in signing a waiver prior to getting your pool tags and for following the CDC guidelines while enjoying the pool.

2021 Budget

- The 2021 budget funds have been allocated as follows: 8%-Savings; 18%-Utility expense (lights, water, sewer, etc.); 47%- Contracts (pool, common area maintenance, management contract, mosquito control, etc.); 5.5%-pool and grounds expense; 14.5%-Mgt. Deed Restriction Expense, Professional Expenses (audits, legal, etc.) and Administrative expense; and 7% - insurance and taxes.

Community Security

- Fortunately, we've seen very little vandalism or home robberies in the subdivision during 2020. Monthly Pct. 4 constable reports can be seen at www.hbtm.org.
- The board provided random constable coverage during times of potentially higher crime activity. Results were reported on our webpage.
- The constables continue to encourage homeowners to contact the constables immediately if you see anything or anyone suspicious! We cannot stress how important it is that you report all suspicious activities and crimes to the Constables. We encourage you to get to know your neighbors and look out for one another.
- HBTM HOA continues to offer a \$50 reward to the first person who correctly identifies any person(s) who are tagging/vandalizing common public areas of HBTM. For further information see the Safety folder in our website www.hbtm.org.

Projects (planned and unplanned) during 2020 include

- After an in-depth evaluation, it was determined that the pool had to be resurfaced. This was a major capital expense to HBTM HOA.
- A major spring thunderstorm caused problems with the electricity in the pool area and with the surveillance cameras. This resulted in another major capital expenditure.

- Spraying of poison ivy along the common area privacy fence south of the playground/pool area. This is now an on-going process.
- Repairs were made to the sprinkler system, water lines, privacy gates, plants at entrances, cameras, etc.
- Pressure washed sidewalks around the pool house to remove mildew.

Projects planned for 2021 include

- On-going maintenance of the common areas to continue to ensure the integrity of our community.
- Repair spigot and broken water lines (caused by the freeze) at the pool
- Add mortar to top of brick columns in pool privacy fence to form a cap on top of the columns to prevent deterioration.

Community/Volunteer Efforts

- A special acknowledgement of Patty Hodges for her many years of volunteering on various committees and taking the lead on many other activities at HBTM. Patty recently, and unexpectedly, passed away. We shall not forget.
- We invite you to volunteer. Volunteer projects and efforts include volunteering for the various committees, Santa In The Park, organizing the community garage sales, graffiti removal, decorating entrances for Christmas and other projects as they develop. If you are interested in volunteering, please send an e-mail to HBTMHOA@yahoo.com.
- Our Community Garage Sales and Santa In The Park were cancelled in 2020 due to Covid-19
- Pool Committee – (Vacant and Gloria Valigura) -- HBTM had a successful 2020 pool season and look forward to a great 2021. We have an opening on the pool committee. If interested, please send e-mail to HBTMHOA@yahoo.com
- Communications Committee – (Judy Callaway, Sylvia Teague, and Lisa Behrend) -- Look at the marquees and posters in the community for the latest activities in the community.
- Recreation Committee – (vacant) – Santa In The Park was cancelled in 2020 due to Covid. We need two volunteers to organize Santa In The Park for 2021 and in the future.
- Architectural Committee – Nancy Nichols, Paul Behrend and Judy Callaway report that several ACC requests were processed. They would like to remind all homeowners to provide an ACC request approximately two weeks PRIOR to beginning outside home repairs (paint, roofs, etc.) so that a proper review of your request can be performed. Please see the HBTM HOA website for ACC request form and guidelines.
- The HBTM HOA website (www.hbtm.org) is a great place to go to obtain current information about our subdivision activities.

Board official management activities include

- maintaining street and pool lighting; using energy saving light bulbs where appropriate
- mowing and landscaping (pool and playground areas, esplanades, and entrances)
- maintaining park and pool equipment
- maintaining surveillance cameras in the park and pool area
- maintenance of sprinkler systems and other plumbing concerns in common areas
- deed restriction compliance
- common area security and trash collection issues, including interface with RRMUD#1 and #2.
- maintenance of signs, privacy fences, brick fences, wrought iron fences, and entrance monuments
- maintenance of our insurance policies
- interface with the HOA management company, the HOA CPA, the HOA lawyer, and constables as needed.
- On-point contact persons for specific areas of responsibilities as follows:

- Pool & Lighting – Keith Austin
- Board Minutes – Gloria Valigura
- Communications – Judy Callaway
- Sprinkler System – Gloria Valigura
- Surveillance Camera – Gloria Valigura
- Web Page – Gloria Valigura
- ACC – Judy Callaway

The board wishes everyone a very healthy and happy 2021. Be well and be safe.

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