

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting November 20, 2024

The meeting was called to order at 6:28 pm by President Linda Davis. All board members were present except for Martha Moreno and Tim Jones.

TOWNHOUSE OWNERS & GUESTS PRESENT

There were no guests at tonight's meeting.

REVIEW OF MEETING MINUTES

The minutes from the October 9, 2024, meeting were sent to the board in advance of the meeting to be read. Lori Acuña made a correction that unit # 50 is a one bedroom, not two. A motion to approve, as corrected, was made by Anna Whitehead with a second from Lori Acuña. All approved.

The minutes of the "called meeting" on October 21.24 regarding the huge leak at TH # 21 circle were read and approved with a motion by Anna Whitehead and a second by Albert Shaw.

REVIEW OF FINANCIAL REPORTS

The financial report of October 9, 2024, was also sent in advance of the meeting. Leslie pointed out that the balance as of this date was \$21,659.64. The ledgers were reviewed and a motion to approve the ledgers was approved with a motion by Albert Shaw and a second by Anna Whitehead. All present approved.

CORRESPONDENCE

Leslie reported she had sent multiple letters to owners in arrears with their association dues. Some have already brought their accounts up to date.

1. **ARCHITECTURE/BUILDING**: Anna Whitehead, Linda Davis, Gary Friedman. Gary brought computer images of different colors of paint to address the ongoing issue of painting the townhomes. It states in the covenants that the Association is responsible for "painting" these homes. Albert stated that the Kelly Moore paint was equal in quality to the Sherwin Williams and quite a bit

cheaper. Lori mentioned that she recommended the men that had worked on her property. She will call them to get an estimate for painting the beige townhomes with the new color that we choose. Anna, Albert Shaw, and Gary will research the cost for painting a townhouse and report back. Gary asked why this association did not have a logo. Al Morales stated that he knew a woman that was very good at designing logos for various companies. Al Morales will research the design and cost of a logo. Anna suggested that if we get a logo that the gentleman in TH # 3 is an artist and might be interested in painting the logo at the two post box areas. Gary stated that he had purchased some solar lights for his property, and he would bring one to be placed at one of the walkways temporarily for us to assess the cost and value of putting up lighting.

2. **STREET PAVING and ROAD MAINTENANCE:** Anna Whitehead. Albert Shaw and Linda Davis. Linda presented the receipts from Lance for the overage on the previous bid to repair a leak and then repair the street. It was over charged by \$2,320 of anticipated charge. Discussion continued into the subject of Grounds. Linda reported that she had a call from Robert Piseño regarding the hole in the pavement in front of his driveway. He wanted to repair this and use that cost against his association dues. Leslie stated that would not work with ledgers and bookwork as assessments are expected to be paid.
3. **BUDGET:** Leslie LeFebvere. Leslie presented the bill to the IRS for last fiscal years taxes of \$864.00. It was approved with a motion by Linda Davis and a second by Albert Shaw. Check # 5879, November 20, 2024 was issued to pay said taxes.
4. **ELECTIONS:** Lorenza Acuña, Leslie LeFebvere. No report.
5. **GROUNDS/LANDSCAPING:** Linda Davis, Albert Shaw. Lance was not aware that he had overcharged us for the above-mentioned leak and road repair work. For that overage he offered to treat some trees for disease valued at \$2000.00 as opposed to a refund. Albert Shaw motioned to approve the offer with a second by Lori Acuña. Albert Shaw stated that he has five (5) leaks that he is paying close attention to. Albert Shaw will investigate the cost of this repair and see to getting it fixed. An 8' trailer has been borrowed to use to take cuttings, etc. to the dump. This trailer is for Association use and will remain on

the property. It will be placed either beside TH # 36 or at the end by TH # 76. We will place a sign on the trailer that this is Association property and will be for that purpose. Albert also stated that he wants to purchase a truck load to repair the damage to several of the townhome's yards. He will also address some of the small areas that are grass and change that to rock. A motion was made to purchase the rock for this project by Albert Shaw and a second by Anna Whitehead.

6. **COVENANTS:** Linda Davis, Anna Whitehead, Al Morales. We discussed the letter from the real-estate company concerning the vehicles stored in the carport of TH # 71. Leslie read the letter that she had written to the agent and resident in response to this letter. It was decided that the letter should be sent except for "helping" the occupant. Linda felt that this would put the board members at risk of liability if something was damaged or someone was hurt. That portion of the letter will be removed, and the letter will be sent to the agent and occupant. Linda stated that a letter be sent to TH #'s 46 and 56 concerning debris and repair stuff left in the carport and yard area. Also, TH # 48 has unlicensed vehicles and storage of debris on the carport and entrance.
7. **WEBSITE:** Linda Davis: HCCTHA.com. Linda Davis. No report.
8. **RECREATION:** Lori Acuña, Martha Moreno: Lori made a report about the upcoming Christmas party. Leslie will make signs to post on all the doors and in the announcement box. Party will be December 14 at the Julios on Eastlake. Reservations will be required. Lori was given the remainder of the "June's garage sale" money to purchase door prizes and other needs for a successful party.

OPEN FORUM

None.

PENDING BUSINESS

Upcoming Christmas Party, December 14, 2024

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OLD BUSINESS

None

NEW BUSINESS

None

The next regular meeting will be held January 8, 2025 Time will be 6:30 p.m.