

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting August 9, 2023

The meeting was held AT TH # 36. The meeting was called to order at 6:38 pm by President Linda Davis. All board members were present except for Robert Piseño, Lorenzo Acuña, Raoul Olson, and Björn Olson. A quorum was not reached and due to the number of residents present we decided for the meeting to proceed. No decisions that required votes could be decided.

TOWNHOUSE OWNERS & GUESTS PRESENT

Anna Whitehead (TH # 2), Brenda Loveday (TH #12) and Martha Moreno (TH #50) were present.

REVIEW OF MEETING MINUTES

The minutes from the June 14, 2023, meeting was read and a motion to approve was made by Tim Jones with a second from Linda Davis. All members present approved.

The minutes from the July 22, 2023 (Ballot Meeting) were read and a motion to approve was made by Albert Shaw and seconded by Tim Jones. All members present approved.

The minutes of the August 1, 2023 (Budget Meeting) were read and a motion to approve, with corrections was made by Tim Jones and a second by Albert Shaw. All members present approved.

REVIEW OF FINANCIAL REPORTS

There were no financial reports presented from the previous three meetings.

COMMITTEE REPORTS

1. **ARCHETECTURE/BUILDING**: Albert Shaw, Linda Davis. There was no report on this topic as there are no funds to proceed with any projects.
2. **STREET PAVING and ROAD MAINTENANCE**: Albert Shaw, Linda Davis. Linda had a letter from Barry Boyd submitted to investigate fixing the potholes. It has been decided that this will be our major project for the fiscal year. Linda will call Straight Edge for an estimate.
3. **GROUNDS/LANDSCAPING**: Linda Davis, Albert Shaw: Albert is working on getting things back in shape now that he is back from vacation. The fences around the walkways are crumbling and need to be repaired. Anna suggested asking for the possibility of an “old fashioned barn raising” event to have the homeowners assist with painting these walls. Leslie laughed but stated she could sure try!
4. **BUDGET**: Leslie LeFebvere. This was the focus of tonight’s meeting. Due to the failure of the proposed hike in association dues our finances are not enough to do what needs to be done. We had hoped to start painting the units this year, but that is not possible with the funds that

we have. We discussed the possibility of the owners being responsible for painting their own properties with the association providing the paint. The new budget was presented and approved by Albert Shaw making the motion to do so and a second from Tim Jones. At this point we expressed concern as to what is the “board’s responsibility” to follow the covenants if there is no money to do so. We decided that we needed to seek the advice of legal counsel. An appointment was made to do so on August 23, 2023, at 4:00 pm. The attorney is Mark Winton. Linda Loveday had spoken to another attorney about rewriting the covenants. She got a starting price of \$4,000.

5. **WEBSITE:** Linda Davis: *HCCTHA.com*. Linda stated that we had previously decided to make all notifications via the internet or text form. There was a letter sent out to this effect with the ballots for the upcoming Board Election envelopes.
6. **ELECTIONS:** Election letters were mailed on August 1, 2023, with return addressed and stamped envelopes to return the ballots. They will be opened at the September meeting and the new board will be seated.
7. **RECREATION:** Lori Acuña, Leslie LeFebvre: No Report.

OPEN FORUM

There was an ongoing discussion concerning the finances and legal obligations of the sitting board. Linda Davis suggested a new committee be formed called the “Covenant Enforcement Committee” with possibly the President, Vice President, and secretary to be on this committee. This will be decided by the newly elected board in September.

PENDING BUSINESS

Await the return of the ballots from the body.

OLD BUSINESS

None

NEW BUSINESS

None.

Adjournment 8:05 p.m. The next regular meeting will be held September 13, 2023. The ballots will be opened, and the new board will be seated.