

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting October 9, 2024

The meeting was called to order at 6:30 pm by President Linda Davis. All board members were present.

TOWNHOUSE OWNERS & GUESTS PRESENT

There were no guests at tonight's meeting.

REVIEW OF MEETING MINUTES

The minutes from the September 11, 2024 meeting were sent to the board in advance of the meeting to be read. Tim Jones made a correction under the Grounds/Landscaping, which has been corrected. A motion to approve, as corrected, was made by Albert Shaw with a second from Tim Jones. All approved.

REVIEW OF FINANCIAL REPORTS

The financial report of September 11, 2024, had also been sent in advance of the meeting. Leslie pointed out that in the checks written that the check for Secretary wages was double due to a failure to pay the August 2024 secretary salary. This falls now into the Ledgers for this fiscal year. The ledgers were reviewed and a motion to approve the ledgers was approved with a motion by Anna Whitehead and a second by Albert Shaw. All present approved.

CORRESPONDENCE

Leslie reported that a few "reminder" letters had been sent to owners concerning payment of dues.

COMMITTEE REPORTS

1. **ARCHITECTURE/BUILDING**: Anna Whitehead, Linda Davis, Gary Friedman. It was reported that TH#'S 26, 53, AND 79 had requested paint for repairs and touchups on their property. Paint was purchased as needed to fulfill these requests. TH # 16 sent a request to replace and paint an existing iron railing on their back porch. Pictures were presented and all approved with a motion from

Albert Shaw and a second from Lori Acuña. All approved. There was another request from TH# 50 to enclose her “garden area” on the backside of her townhouse. This is a two bedroom with a small area off the dining area. This was approved with a motion from Albert Shaw and seconded by Anna Whitehead.

2. **STREET PAVING and ROAD MAINTENANCE:** Anna Whitehead. Albert Shaw and Linda Davis. Linda had received an estimate to repair the leak and paving in the # 19 circle and the leak across from # 9. The bid was from TLC, whom we have used in the past, for a total amount of \$18,434.35. Gary Friedman asked if TLC was going to do all the work or sub some out. He was told that the asphalt portion of the work would be subbed out, but TLC would take care of their work and cost under his bid. Gary also asked why TLC did not come before the board to present their scope of work. He stated that he had researched this business and saw some adverse comments as to their work. He was told that we had used this company in the past and had been more than pleased with them. Albert gave a motion to approve this bid with a second from Tim Jones. All approved.
3. **BUDGET:** Leslie LeFebvere. Last month Linda and Anna presented a proposal for a discount for people that pay their entire year in advance. In response to that Leslie presented a report on all that pay the year in advance, per the covenants. Discussion followed that report. Leslie pointed out that we would actually be loosing money with this proposal and motioned we not do this with a second from Lori. All present approved. The discussion moved toward sending the second letter of request to raise the association’s dues. It has passed the number of days from the first letter that this would be the next step in that effort.
4. **ELECTIONS:** Lorenza Acua, Leslie LeFebvere. No report.

5. **GROUNDS/LANDSCAPING:** Linda Davis, Albert Shaw. Albert reported that the old lawn mower had been sold for \$1400.00 and the buyer will pick it up this coming Friday. Albert reported that he had spent a lot of time repairing the antiquated irrigation system. It is in terrible disrepair and needs a major overhaul. There are several areas that need a lot of repairs that will be very costly. Linda reported that when we had a substitute gardener two summers ago that he had done some extensive repairs in a couple of areas that took as much as two weeks to complete. These repairs take the grounds keeper away from the “hired duties’ and are just a band aid on the looming issue. Leslie asked if it might be addressed in sections per the water meters. There are so many pipes running to “who knows where” that might not be possible.

6. **COVENANTS:** Linda Davis, Anna Whitehead, Al Morales. We had sent a letter to TH #71 concerning the two derelict vehicles in his carport. In response we got a letter from the leasing agent stating that these cars had now been licensed as “antique cars” and they were breaking no part of the covenants. The discussion led to the fact that even licensed, these vehicles are still breaking several covenants. They are not operable and have been stored by the occupant on his carport for years gathering ageing debris. We will send a response letter to the leasing agent, owner, and occupant concerning the ongoing covenant violations. We discussed TH # 48 also has unregistered vehicles. The standing debris on # 48 and # 71 need to be addressed. The committee recommended we send a letter to each to clean the debris and offer the assistance of the Board to help with clean up and removal.

7. **WEBSITE:** Linda Davis: HCCTHA.com. Linda Davis. No report.

8. **RECREATION:** Lori Acuña, Martha Moreno: Nothing had been done and no announcements had been made for the “night out.” Thus this event is canceled.

OPEN FORUM

Mr. Friedman asked why there was no exterior lighting on the property. He suggested that several solar lights be placed in areas around the compound to add to the safety and beauty of our community. They immediately looked up several options on Amazon and the cost is not extensive. TGary agreed to look at the cost and report back to the board.

PENDING BUSINESS

The cost of several outdoor lights for the community. “Movie in the park!” and the “Fall Breakfast.”

OLD BUSINESS

None

NEW BUSINESS

None

**The next regular meeting will be held November 13, 2024. Place to be determined.
Time will be 6:00 p.m.**

