

# **HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION**

## **Board of Directors Meeting September 20, 2023**

The meeting was held at TH # 5. The meeting was called to order at 6:36 pm by President Linda Davis. All board members were present except for Lorenzo Acuña, Raoul Olson.

### **TOWNHOUSE OWNERS & GUESTS PRESENT**

Willie Dockum was present at tonight's meeting.

Prior to proceeding with the meeting, the results from the "board ballots" were given so the new members could be an official part of this meeting. The results of the ballots are as follows:

Linda Davis TH #5/Lori Acuña TH # 26 elected for three (3) years (26-27)

Brenda Loveday TH # 12/Anna Whitehead TH # 2 elected for 2 years (25-26)

Leslie LeFebvere TH #36/Tim Jones 1 year (24-25)

### **REVIEW OF MEETING MINUTES**

The minutes from the July 12, 2023, meeting was read and a motion to approve was made by Albert Shaw with a second from Tim Jones. 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 9, 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. Motion to approve by Albert Shaw and seconded by Linda Davis.

## COMMITTEE REPORTS

1. ARCHITECTURE/BUILDING: Brenda Loveday and Anna Whitehead. See below.
2. STREET PAVING and ROAD MAINTENANCE: Brenda/Anna. Linda had gotten bids from Straight Edge and another private individual for the bid for potholes repair. The bid for TH # 14 alone was between \$4,000 - \$6,000 and thirteen (13) potholes was between \$3758.00 and \$3,112.00. We have 26 potholes that need repair. It was decided that rain gutters to be replaced on TH # 14 because of mud issues in the house, TH 14 & 15 have flooding issues. Linda had spoken to the owner of TH # 14 & # 15, and she had agreed to replace the guttering. We would repair the rain bump in front of TH #14. Linda had spoken to Barry about repairing some of the potholes, a few at a time, and see if his repairs work. Albert wants an estimate of specific costs, etc. Brenda motioned to fix 13 potholes around the north end of the property for the \$3112.00 bid. Motion was seconded by Anna. All in favor and Linda will call the contractor.
3. GROUNDS/LANDSCAPING: Linda Davis, Albert Shaw. Albert reported there is a tree behind TH # 16 that needs to be removed. He had a bid of \$600.00 to remove it. Brenda motioned to approve with a second by Martha. All approved.
4. BUDGET: Leslie LeFebvre. No Report.
5. WEBSITE: Linda Davis: [HCCTHA.com](http://HCCTHA.com). Linda stated that she will post to the site. All minutes need to be posted.
6. ELECTIONS: Leslie LeFebvre. Report of election results reported prior to start of business meeting.
7. COVENANT ENFORCEMENT COMMITTEE: Linda Davis, Brenda Loveday, Anna Whitehead. First, after a bit of research about the insurance for the property it was determined that our policy was sufficient and there was no reason to change our carrier. Linda, Brenda, and Leslie went to see an attorney and got the following advice: The Board is not liable to follow required repairs set forth by the Covenants and Bylaws if there is not enough money to do the work. Linda reported on the new laws as of Jan. 1, 2024, requires an HOA to adopt an enforcement policy regarding levying specific fines by category and specific procedures for levying liens on a property. Linda found online some ideas for

moving forward with this. This new committee was formed to investigate amending the existing covenants.

8. RECREATION: Lori Acuña, Leslie LeFebvre: The consensus is to have a Christmas Party again.

**OPEN FORUM**

No comments:

**PENDING BUSINESS**

Amendments to the Covenants and Bylaws: Ongoing

**OLD BUSINESS**

None

**NEW BUSINESS**

None.

Adjournment 8:15 p.m. The next regular meeting will be held September 13, 2023.