

# HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

## Board of Directors Meeting November 9, 2022

The meeting was held AT TH # 36. The meeting was called to order at 6:38 pm by acting Vice President Albert Shaw. All board members were present except for President Linda Davis and René Chavez and Lori Acuña. A quorum was declared, and the meeting proceeded.

### TOWNHOUSE OWNERS & GUESTS PRESENT

Willie Dockum, TH # 28 was the only guest at tonight's meeting.

### REVIEW OF MEETING MINUTES

The minutes from the September 14, 2022, meeting was read and a motion to approve was made by Albert Jones with a second from Tim Jones. All members approved.

### REVIEW OF FINANCIAL REPORTS

The financial report from the September 14 and current report, 2022, meeting was read and a motion from Albert Shaw and a second from Tim Jones. All members approved.

### COMMITTEE REPORTS

1. ARCHETECTURE/BUILDING: Albert Shaw, Linda Davis. Leslie reported that the new owner of TH # 29 had called and requested that the back side of that TH be painted. He said that it was stained from the fire. She stated that she had told him that damage was caused by the fires from several years before and that it should have been repaired at that time by the homeowner and insurance. After discussing this situation with the board, it was agreed that the homeowner purchased this TH "as is" and is indeed responsible for the repair of the neglect that had occurred to this property by the previous owner. The association will provide the paint for this project, but in no way is responsible for the repairs and the labor for this project. The new owner will be sent a letter to that effect. Albert stated that all the TH's do need to be painted. Albert suggested that the board provide the paint and let the homeowners pay for the labor. Leslie said that goes against the covenants and even if that were proposed there are too many owners that would "just not do it" leaving the property in unkept condition. We will have to move forward in segments as finances allow.
2. STREET PAVING and ROAD MAINTENANCE: Albert Shaw, Linda Davis. It was mentioned that due to the cold weather, no contractor would address fixing the potholes that we have on the property. We will have to find someone local to repair the smaller holes. Many of the holes are left by the MUD after their repairs. Raoul stated that he would go to the MUD and ask why these have been not repaired for months now. Those areas are their responsibility.

3. **BUDGET**: René Chavez, Leslie LeFebvere. Albert stated that he had been against raising the dues, but now that he is walking the grounds, he sees that there are many repairs that need to be done and many are association responsibilities. He now sees that there is no way to address all these issues without moving forward with raising the dues. Leslie stated that she would have to look at the covenants and research how to proceed with that project. It has been many years since the dues have been raised and the cost of everything has gone up. The only other way to handle these types of large projects would be to get a loan from the bank. This would also put a burden on the homeowners.
4. **ELECTIONS**: Leslie LeFebvere. It was noted that we are still shy one board member. That needs to be addressed.
5. **GROUNDS/LANDSCAPING**: Linda Davis, Albert Shaw; It is fall! Alberts stated that he would be spending most of his time addressing the fall leaves on the property. We discussed that watering once a month in the winter was enough to take care of the grass, but not the trees. With that said it was determined that he would water twice a month during the winter months.
6. **WEBSITE**: René Chavez: [HCCTHA.com](http://HCCTHA.com). It was discussed again that the site is not being used hopefully because no one knows of its existence. We decided to put out a flier telling folks about the website and if we do not see any community interest in the site by January of next year, we will shut it down. That is \$36.00 a month that we are wasting.
7. **RECREATION**: Lori Acuña, Leslie LeFebvere: Leslie was reluctant to go to the club to set up a Christmas party stating that we can't even get the board interested. Everyone at the meeting stated that they wanted a Christmas party. Leslie will go to the club and set it up. Then fliers will be put out for reservations.

#### OPEN FORUM

None

#### PENDING BUSINESS

Recreation items placed on the calendar. Trees. Finding the 9<sup>th</sup> board member

#### OLD BUSINESS

None

#### NEW BUSINESS

None

Adjournment 7:30 p.m. The next regular meeting will be held

January 10<sup>th</sup> (NO MEETING IN DECEMBER) - Place TBD