

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting February 12, 2025

The meeting was called to order at 6:00 pm by President Linda Davis. All board members were present except for Martha Moreno.

TOWNHOUSE OWNERS & GUESTS PRESENT

There were no guests present at tonight's meeting.

REVIEW OF MEETING MINUTES

The minutes from the January 15, 2025, meeting were sent to the board in advance of the meeting to be ready. A motion to approve was made by Tim Jones with a second from Albert Shaw. All approved.

REVIEW OF FINANCIAL REPORTS

The financial report of January 15, 2025, was also sent in advance of the meeting. The ledgers were reviewed and a motion to approve the ledgers was by Albert Shaw and a second by Tim Jones. All members approved.

CORRESPONDENCE

Leslie reported that most of the required association dues are either up to date or paid in advance. This eliminated the need for any correspondence.

COMMITTEE REPORTS

1. **ARCHITECTURE/BUILDING**: Anna Whitehead, Linda Davis, Gary Friedman. Lori Acuña reported that Andrew, the gentleman who attended the January meeting to discuss painting the townhomes, decided he would not be making a bid. Anna reported that the gentleman, Javier Espinoza, who had painted the wall on Ashford Street might be interested in bidding on this job. Linda reported that there are 31 "beige" houses. A discussion followed to consider the beige houses first to be painted, if funds allow us to move forward with painting. This includes all the tri-level homes. Gary and Albert Shaw reported that the first outdoor light had been installed. The total cost for each light was \$376.69 for the materials alone. A motion was made by Albert to pay \$250.00 for someone

to dig the hole to mount future lighting poles with a second by Tim. This would make the cost for each light approximately \$600.00. Albert said that he and his worker would dig holes and place mounting material required to get future lights mounted. Al Morales brought up the discussion of the “logo” for the entrances on the wall on Ashford Street. Martha, Lori and Al Morales will meet next Sunday to discuss possible artwork for the logo. It is estimated that the cost will be about \$500.00 with a motion from Lori and a second by Gary.

2. **STREET PAVING and ROAD MAINTENANCE:** Anna Whitehead, Albert Shaw and Linda Davis. The question was asked if we could hire someone to just repair the “potholes” on the property. The possible cost is expected to be about \$50.00 per hole. Al Shaw felt this should be tabled until the May meeting due to the constant changing of the weather.
3. **BUDGET:** Leslie LeFebvere. The discussion of moving forward with court action for TH #72 was discussed. It was decided that after multiple attempts to get this account up to date to proceed to Small Claims Court with this debt. Al Morales reported that the cost to file was \$139.00, which would be added to this property’s debt. Motion was made by Al Shaw and a second by Gary to file this claim. Al Morales will get all the ledgers and debts together to proceed with this claim.
4. **ELECTIONS:** Lorenza Acuña, Leslie LeFebvere. No report.
5. **GROUNDS/LANDSCAPING:** Linda Davis, Albert Shaw. The ongoing problem of leaks is being addressed by Al and his current helper. This is probably going to get worse with the summer months and more water being put on the grounds. It is nearly time to think about fertilizer for the grounds. Al felt that March was a better time to do that job. A discussion was held concerning the difficulty in finding rental equipment to aerate and properly take care of the stressed condition of property grass. Albert reported that a backhoe might be required to be rented to remove some of the rock landscaping that was completely covered with dirt by the construction across the street. That will be investigated later.
6. **COVENANTS:** Linda Davis, Anna Whitehead, Al Morales. Linda reported that she had run into the resident at TH # 71 to report the board would “cease and desist.” She let him know that the board would “cease and desist” per his request, He was asked to maintain his responsibility to keep the carport clean

of debris around the cars stored on that property. Letters to be sent to the following townhouses for different code violations.

- a. TH # 20 – Christmas tree on the back porch.
- b. TH # 30 – Golf cart driving over landscaping
- c. TH # 70 – Broken window on back of property – dangerous

Discussion led to the requested use of “recreational equipment” on Association property. As per the Covenant Addendum, any item placed on community property requires board permission. Who would be responsible for any injury that occurred on such equipment or devices? Leslie felt that even if the townhouse occupant claimed they would be responsible for the equipment, the Association could still be sued. It was decided with a motion from Linda Davis and a second by Leslie that the Board would prepare a “disclaimer document” made for the signature of any occupant/owner who chooses placement of recreational items on community property. The document will release the responsibility of HCCTHA for any such equipment placement injury or damages.

- 7. **WEBSITE:** Linda Davis: HCCTHA.com. Linda Davis. No report.
- 8. **RECREATION:** Lori Acuña, Martha Moreno: No report

PENDING BUSINESS

Lighting project. Rental of a backhoe to remove rock landscaping. Fertilizer

OLD BUSINESS

None

NEW BUSINESS

None

The next regular meeting will be held March 12.2025 Time will be 6:00 p.m. Place to be determined.