

# **HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION**

## **Board of Directors Meeting February 15, 2024**

A meeting was held with Linda Davis, Leslie LeFebvere, Anna Whitehead and Brenda Loveday to discuss TH # 64 owner Maribell Barrientos. The purpose of this meeting was her serious association dues not being paid. She was given 90 days to get these dues up to date to avoid legal action. This meeting ended at 6:50.

The regular meeting was called to order at 6:54 pm by President Linda Davis. All board members were present except for Lorenza Acuña due to illness. After Linda called the meeting to order there was a brief discussion disapproving of starting the meeting late due to the above-mentioned meeting. Albert Shaw stated that he had scheduled this meeting to start on time and had other engagements for the evening and left the meeting.

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

Willie Dockum, TH # 28, and Margarite Ryan TH # 78 were the only guests at tonight's meeting.

### **REVIEW OF MEETING MINUTES**

The minutes from the January 10, 2024, meeting were read and a motion to approve was made by Tim Jones with a second from Brenda Loveday. All members present approved.

### **REVIEW OF FINANCIAL REPORTS**

The financial report of January 10, 2024, was reviewed and a motion to approve the ledgers and report was approved with a motion by Tim Jones and a second by Anna Whitehead.

### **CORRESPONDENCE**

Leslie reported that she had sent 19 "first" letters that will be sent out this week. Letters of reminders and request that dues be paid in advance as opposed to in arrears.

### **COMMITTEE REPORTS**

1. ARCHITECTURE/BUILDING: Brenda Loveday and Anna Whitehead. No Report.
2. STREET PAVING and ROAD MAINTENANCE: Brenda Loveday/Anna Whitehead. No Report.
3. GROUNDS/LANDSCAPING: Linda Davis, Albert Shaw. No report
4. BUDGET: Leslie LeFebvere. The above-mentioned letters brought forth discussion about folks that are in arrears with their association dues. Leslie had brought a copy of all the ledgers for review of the board. Tim Jones mentioned that liens and/or foreclosure with those seriously late with payment. There was a motion to remove the lien from TH # 72 and seek legal advice about going forward with foreclosure. A second motion concerning TH # 56 to just take them to court. Motions by Brenda Loveday with a second by Tim Jones.
5. WEBSITE: Linda Davis: *HCCTHA.com*. No report.
6. ELECTIONS: Leslie LeFebvere. No Report
7. COVENANTS: Linda Davis, Anna Whitehead, Brenda Loveday. Linda had sent copies of the new Addendums prior to the meeting for the board to read and be prepared for discussion.
  - a. We went over page 5, Section C.
  - b. Motion was made to pay the invoice from the attorney for the review and corrections to the addendums. The motion was made by XXXX with a second from XXXX. The cost of this was \$1012.50.
  - c. Leslie brought up that there was a minor error on the distance of parking stating 10" that should be 10'. Linda would make that correction.
  - d. Distribution concerns were discussed. It was decided that every owner should receive a copy of the Covenants, by-lays and new addendums. There will be a signature page stating that these have been received. After discussion, it was determined that we would initially go house to house to deliver these packets. We will be able to both get names of residents, and signatures of receipt of these documents.
  - e. Brenda Loveday made a motion to accept the addendums with corrections to be distributed. With a second from Anna Whitehead, the motion passed with all present members approving.

8. RECREATION: Lori Acuña, Martha Moreno: It was suggested by guest Margarite to put a “forms” box, like those on homes for sale, either at the payment box or at the mailboxes. Brenda stated that she would provide one for placement.

OPEN FORUM

The things that were discussed during “open forum” were placed in the Recreation area above.

PENDING BUSINESS

The printing and distribution of the covenants, bylaws, and addendums. Linda asked everyone to seek bids for the cost of printing all these pages.

OLD BUSINESS

None

NEW BUSINESS

None

Adjournment 8:12 p.m. The next regular meeting will be held March 6, 2024  
6:30 p.m. @Th # 5