

# **HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION**

## **Board of Directors Meeting January 10, 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 Brenda Loveday and Martha Moreno.

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

Willie Dockum, TH # 28, and Dorothy Townsend TH # 57 were the only guests at tonight's meeting.

### **REVIEW OF MEETING MINUTES**

The minutes from the November 8, 2023, meeting was read and a motion to approve was made by Albert Shaw with a second from Lorenza Acuña with a correction to item #7. All members present approved.

### **REVIEW OF FINANCIAL REPORTS**

The financial report of November 8, 2023, was reviewed and Leslie reported that she realized that she had not been paid in September. After a motion by Anna Whitehead to pay Leslie for the missed month of September, with approval from all, the ledgers and report was approved with a motion by Lori Acuña and a second by Tim Jones.

### **COMMITTEE REPORTS**

1. **ARCHITECTURE/BUILDING**: Brenda Loveday and Anna Whitehead. Linda asked Anna if she had sought bids for the repair of the wall along Ashford and the walkways. Anna stated that she had not sought bids yet.
2. **STREET PAVING and ROAD MAINTENANCE**: Brenda Loveday/Anna Whitehead. Linda reported that all the repaired potholes are working well and only good reports on this contractor. Future potholes will be repaired in order of the level of damage and as funds are available.
3. **GROUNDS/LANDSCAPING**: Linda Davis, Albert Shaw. Albert is attacking the falling leaves and continues to water as needed.

4. **BUDGET:** Leslie LeFebvere. Report completed earlier in meeting.
5. **WEBSITE:** Linda Davis: HCCTHA.com. Linda reported that she will post pictures from the Christmas party on the site.
6. **ELECTIONS:** Leslie LeFebvere. No Report
7. **COVENANTS:** Linda Davis, Anna Whitehead, Brenda Loveday. Linda reported there was no update at this time from our HOA lawyer regarding the Addendums to the Covenant being created based on H.B. 86 Liens and H.B. 614 Fines. The new Lien law states that a 1<sup>st</sup> letter will be sent to address late Association Fees. Our Association Board will send the 1<sup>st</sup> letter after Fees are 3 months in arrears. A 2<sup>nd</sup> letter will be sent after 30 days giving 90 days to make current Association Fees in arrears. Plus 8% interest current. If Fees, plus interest are not brought current after 90 days, the Association can place a lien on the property. This law went into effect September 1, 2023. Our Association Board is currently reviewing all delinquencies to address the new law and delinquent Fees. The new Fines law, H.B. 614, was effective on January 1, 2024. The Fines Addendum will address failure to comply with covenant Restrictions and specific fines being applied. Our HOA lawyer was hired to ensure compliance with these new laws by our Association. The Association, once the new Addendums called by Laws are approved, will deliver copies to all residents, owners, and renters. Each owner and renter will provide a signature of receipt of the documents and accept responsibility for knowledge of their contents.
8. **RECREATION:** Lori Acuña, Martha Moreno: A brief report of the very successful Christmas dinner that was held on December 3, 2023, at Applebee's on Eastlake.

#### **OPEN FORUM**

There were some questions concerning new laws and bylaws that are being written.

#### **PENDING BUSINESS**

Discussion was held to address auditing process and how our HCCTHA is audited early by our accountant each September. An email attachment on audit process, cost, and needs for various size organizations will be sent to each board member for understanding. Any questions arising from the text should be brought to the next meeting. If a board member is asked about our budget, audit, or transparency

procedures, they should refer the question or concern to the [HCCTHA.com](http://HCCTHA.com) website. Monthly budget updates are posted in the Documents section or invite them to our monthly meeting for further information.

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**Adjournment 8:00p.m. The next regular meeting will be held February 15, 6:30 p.m.**

**Th # 5**