

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION, INC.

Board of Directors Meeting

September 14, 2021

6:30 PM: Regular Monthly Meeting called to order: President Toni Bailey

Recording of present Board Members

Declaration of a quorum – by Toni Bailey

ELECTION RESULTS

READING OF THE ELECTION RESULTS –

ELECTION OF A PRESIDENT –

APPOINTMENT OF COMMITTEE CHAIRS

Review of minutes of August 25, 2021

Review of Financial Reports of August 25, 2021

NON BOARD MEMBER COMMENTS AND QUESTIONS AFTER COMMITTEE REPORTS

Committee Reports:

- 1. Architectural/Building:**
- 2. Budget: **New budget approval****
- 3. Street Paving and Road Maintenance:**
- 4. Elections:**
- 6. Grounds/Landscaping:**
- 7. Recreation:**

GUEST COMMENTS

Review of Correspondence from members – reading of letters.

Pending Business- Old Business - New Business –

**Open forum – Guest comments
October 11, 2021**

Adjournment – **Next meeting**

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting Wednesday August 25, 2021

The original regular meeting on August 9, 2021 did not have a quorum and for the most part was tabled. This meeting is to make up for that meeting. The regular meeting of HCCTHA was conducted on the porch of TH # 5. The meeting was called to order at 6:38 pm by board Linda Davis. The board members present were Albert Shaw, Lorenza Acuña, Linda Davis, Robert Pise0241o, Denise Herndon and Leslie LeFebvere. A quorum was declared and the meeting proceeded.

TOWNHOUSE OWNERS & GUESTS PRESENT

There was one guest at tonight's meeting. Elton Davis TH # 5. Mr. Litchfield was present at the attempted meeting on August 9, 2021 to present his proposal for the door project. There was not a quorum at that meeting.

REVIEW OF MEETING MINUTES

Minutes from the July 20, 2021 meeting were reviewed and a motion was made to approve these minutes with corrections by Albert Shaw and a second by Lori Acuña. All members approved.

REVIEW OF FINANCIAL REPORTS

The financial reports from the July 20, 2021 meeting were read and reviewed and a motion of approval of these by Lori Acuña and a second by Albert Shaw to approve the minutes. All members present approved. Leslie said that she would text the balance as of today as she didn't bring the checkbook. The balance as of August 25 in the checkbook was \$63,784.55.

CORRESPONDENCE

Correspondence was not discussed.

COMMITTEE REPORTS

1. **Budget:** René Chavez, Leslie LeFebvere, Denise Herndon. Denise had sent out her proposed budgets again. After much discussion as to where and how she came to these budgets it was determined that several would actually sit down with her to go over the budgets in a "committee" type setting and hammer out the budget for the 2021-2022 fiscal year.
2. **Architectural/ Building:** René Chavez: At the earlier attempt to have a meeting on August 9, 2021 it was agreed, knowing the votes of some not present, to approve moving forward with the front door project that was presented at that time. The bid for all the doors was \$15,874 and he would be paid in thirds. A check was issued to him at that time for \$5,291.33. As tonight's meeting progressed, there was discussion that when we can get the paint to address the townhomes again that they all be changed to

white. Everyone agreed that it would make the whole area look better and that the tan color that is on some of the homes is outdated. It will not cost anymore to change the color. Sherwin Williams had told Leslie that the paint for the bricks would not be available before January of 2022. There has been no report as to the status of the fallen rock wall. It was thought that René Chavez was going to look into that or that several of us would need to go to a Water Board meeting. Linda Davis and Raoul Olson walked around and made a chart of all the homes that need electrical meter box and/or wiring repair. That list was given to Leslie so letters could be written to each of these homeowners explaining that the meter belongs to the electric company, but the pole and box belong to the owner. The letter will reflect that each owner needs to contact the electric company to see how to proceed with getting these dangerous boxes taken care of. Mrs. Townsend, TH # 57, presented a request to put an awning over her front door. She stated on the request (in the file) that the sun hits her door so badly in the summer that she can hardly touch the front door. A motion to approve this project was made by Lori Acuña with a second by Albert Shaw with all present approving the motion. There was a motion by Albert Shaw to have Mr. Litchfield give us a bid to paint and repair the back porches as needed. The motion was seconded by Robert Piseño. All approved. Mrs. Davis will text Mr. Litchfield to have him come to do an estimate as soon as he returns from out of town.

3. **Street Paving and Road Maintenance.** René Chavez. Ms. Davis presented the three bids from Straight Edge Contractors for the repair of the large holes on the property. The bid for the patches done with Asphalt was \$19537.41 and would take about 7-10 days to complete. The bid for 6" of concrete with rebar was \$20317.66. The bid for 8" thick was \$22499.01. Both of the concrete bids will have #4 rebar at 24" on center and 3500 PSI. Mimbella's bid was \$35484.35 with 5" cement with 3000 PSI with fibro mesh instead of rebar. Lori and Robert both felt that concrete was the best and that using asphalt was "throwing money down the drain!" Albert expressed concern that they may not have insurance that would cover any broken pipes, etc. Linda made the motion to accept the 6" concrete bid from Straight Edge and it was seconded by Robert. All present approved.
4. **Grounds/Landscaping:** Leslie LeFebvere. There were multiple complaints from board members about the gardener. It seems that there is an overwhelming opinion that they are not doing a good job. Leslie suggested that several of us have a meeting with the gardeners to perhaps go over some of the things that they feel that the gardener is not getting done.
5. **Recreation:** Lorena Chavez/Linda Davis/Denise Herndon. There was no discussion at tonight's meeting regarding recreation.
6. **Elections:** Leslie LeFebvere. There was no discussion at tonight's meeting regarding the upcoming election.

OPEN FORUM

None.

PENDING BUSINESS

Paving and back porches.

OLD BUSINESS

Paving.

NEW BUSINESS

Raising association dues.

Adjournment 7:30 p.m. The next regular meeting **September 14, 2021 DUE TO TRAVELING**

CHECKBOOK JULY 2021

Check No.

Previous Balance: \$ 67,603.57

Expenses

Outstanding Checks

	Balanced with checkbook		\$	-	
08.06.21	DEPOSIT				\$ 1,800.00
08.06.21	DEPOSIT				\$ 1,000.00
08.06.21	DEPOSIT				\$ 2,300.00
08.06.21	5535 Horizon Mud	Water	\$	912.23	
08.09.21	5536 Chance Litchfield	Doors	\$	5,291.33	
08.16.21	5537 Miguel Saenz	contract	\$	2,000.00	
08.16.21	5538 Leslie LeFebvere	Secretary	\$	554.13	
08.20.21	5539 Chance Litchfield	Doors	\$	5,291.33	
08.23.21	DEPOSIT				\$ 5,100.00
08.26.21	5540 Visa	Paint	\$	403.77	
	Office	Election	\$	149.47	

\$ 14,602.26 \$ 10,200.00 \$ 63,201.31

Balance as of 09.14.21

	BUDGET FOR 2020-2021	CURRENT EXP 2020-2021	Balance
ACCOUNTING	\$ 500.00	\$ 500.00	\$ -
DONATIONS	\$ 180.00		\$ 180.00
BUILDING MAINTENANCE	\$ 5,000.00	\$ 779.06	\$ 4,220.94
GROUNDS CONTRACT	\$ 31,000.00	\$ 29,273.59	\$ 1,726.41
GROUNDS MAINTENANCE/SUPPLIES	\$ 12,455.00	\$ 33,585.97	\$ (21,130.97) Tree Contract
INSURANCE	\$ 1,450.00	\$ 1,420.00	\$ 30.00
LEGAL FEES	\$ 1,000.00		\$ 1,000.00
OFFICE SUPPLIES	\$ 750.00	\$ 1,828.03	\$ (1,078.03) Web-site cost
SECRETARY/BOOKKEEPING	\$ 6,650.00	\$ 6,095.87	\$ 554.13
STREET PAVING/MAINTENANCE	\$ 3,000.00		\$ 3,000.00
TAXES - REAL ESTATE & FEDERAL	\$ 15.00		\$ 15.00
WATER	\$ 10,000.00	\$ 6,110.03	\$ 3,889.97
	<u>\$ 72,000.00</u>		<u>\$ (7,592.55)</u>
RESERVE FOR FUTURE MAJOR PROJ.	\$ 25,000.00		\$ 25,000.00
		\$ -	\$ -
	<u>\$ 97,000.00</u>	\$ 79,592.55	\$ 17,407.45

HORIZON REGIONAL MUD 2020-2021

Account Numbers	3656 60445684	3657 60721312	3658 3369824	3659 60581899 6.5.08	CHECK NUMBER	
Location of Meters	TH #23 on Left	TH #43 on Right	Behind #58	TH #11 on Left		
	ACROS				BUDGET AMOUNT	\$ 10,000.00
DATE						
09.9.20	\$ 46.57	\$ 21.56	\$ 808.92	\$ 21.56	\$ 898.61	5463
10.07.10	\$ 42.10	\$ 21.56	\$ 806.92	\$ 21.56	\$ 892.14	5472
11.05.20	\$ 46.57	\$ 21.56	\$ 656.17	\$ 21.56	\$ 745.86	5477
11.04.20	\$ 30.26	\$ 21.56	\$ 323.39	\$ 21.56	\$ 396.77	5482
12.28.20	\$ 23.14	\$ 21.56	\$ 143.09	\$ 21.56	\$ 209.35	5492
02.04.21	\$ 21.56	\$ 21.56	\$ 68.20	\$ 21.56	\$ 132.88	5501
03.10.21	\$ 21.56	\$ 21.56	\$ 139.23	\$ 21.56	\$ 203.91	5508
04.05.21	\$ 28.28	\$ 21.56	\$ 275.19	\$ 21.56	\$ 346.59	5515
05.08.21	\$ 44.10	\$ 21.56	\$ 734.56	\$ 21.56	\$ 821.78	5521
06.14.21	\$ 28.28	\$ 21.56	\$ 304.11	\$ 21.56	\$ 375.51	5524
07.06.21	\$ 49.66	\$ 21.56	\$ 993.85	\$ 21.56	\$ 1,086.63	5529
08.09.21	\$ 21.56	\$ 44.10	\$ 21.56	\$ 825.01	\$ 912.23	5535
09.03.21	\$ 36.69	\$ 21.56	\$ 613.96	\$ 21.56	\$ 693.77	5542
					\$ 7,716.03	\$ 2,283.97