

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors General Ballot Meeting May 16, 2023

The meeting was held behind TH # 36. The meeting was called to order at 6:10 pm by President Linda Davis. All board members were present except for Robert Piseño. A quorum was declared, and the meeting proceeded.

TOWNHOUSE OWNERS & GUESTS PRESENT

There were twenty-seven (27) guests at tonight's meeting. Two of which volunteered to run for the board in the next election.

RECORDING OF BALLOTS RECEIVED

There were 50 ballots received in the effort to raise the association dues. Of those ballots there were eight (8) YES votes and forty-two (42) no votes. The ballot did not carry.

COMMENTS FROM THOSE PRESENT

Ray Horn, TH # 12, spoke extensively about the understanding of why the board had asked to raise the dues. He presented several suggestions to relieve some of the financial burdens this association is enduring. Mr. Horn spoke for some fifteen minutes and offered many worthy suggestions. His proposals are attached to this document for review. Many others spoke their ire at the thought of raising the association dues. There were explanations from board members that the huge projects are both very costly and long past due. The painting of the townhomes, repair of the parking lot, replacement of the ancient sprinkler system were just a few of the things that were brought up by the board as to the reason for the request for an increase in dues.

REVIEW OF FINANCIAL REPORTS

The financial report was presented to the body for review. It is easy to see that the current budget will not cover the cost of anything more than just maintaining the status quo. Mrs. Davis stated that the budget is based on EVERYONE paying their association dues in a timely manner. She also pointed out that there are many that do not pay their association dues promptly and there are several that we have had to put liens against their property. This situation does not help the financial standing of this association.

OPEN FORUM

There were many comments from residents and “investment” owners. Nicky Martinez (TH 14) cautioned the board that it was out of legality with the covenants by asking for this increase. Mrs. Davis disagreed with that assessment and stated that we had looked at the covenants very closely prior to proceeding with this request. Destiny O’Kane spoke about an “app” that could be used to give information to the body. This was not made particularly clear. Mrs. Davis replied that all information is on our website (HCCTHA.COM) for review. The conversation often became combatant. Anna Whitehead (TH # 1) stated that she felt this association would be qualified as a 401-C3 status. Leslie stated that we do not pay any taxes as it is. After over 50 years and many accountants tending to our books it would seem that at least one of them would have advised in that direction. Anna stated that with that standing we would qualify for grants. She stated that she was going to investigate that situation.

PENDING BUSINESS

Folks at the meeting were invited to fill out a form stating their presence and whether they would be willing to serve on the board. Of the 27 folks attending the meeting there were only two that said they would be willing to run for board. Brenda Lovelady (TH #12) and Martha Moreno (TH # 50) both volunteered to run for the board.

Adjournment 7:13 p.m.