

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting October 11, 2023

The meeting was held at TH # 5. The meeting was called to order at 6:32 pm by President Linda Davis. All board members were present except for Brenda Loveday and Raoul Olson.

TOWNHOUSE OWNERS & GUESTS PRESENT

There were no guests at tonight's meeting.

REVIEW OF MEETING MINUTES

The minutes from the September 20, 2023, meeting was read and a motion to approve was made by Albert Shaw with a second from Tim Jones. All members present approved.

REVIEW OF FINANCIAL REPORTS

The financial report was not available due to printer errors. Leslie reported that the balance in the checkbook as of today was \$20,488.37. She also reported that the latest water bill was \$2,023.37.

COMMITTEE REPORTS

1. **ARCHITECTURE/BUILDING**: Brenda Loveday and Anna Whitehead. Linda and Albert gave an update on TH #66 front door that we decided to fix at a prior meeting. Linda Davis had spoken to Clarissa Lang, homeowner. She and Albert assessed the situation. Ceaser will fix the screen door and paint to bring that door up to par. They had received a bid from Cesar Morin for approximately \$350.00. The wooden door is 4" shorter than the frame and would require a special order. Albert suggested that we repair the storm door and sand and paint the existing wood door. The bid to properly repair the main door is approximately \$3,000.00. Martha Moreno will notify the daughter of the cost and let her know that this is the owner responsibility. Robert Piseño (TH #73) wants to add a garage door to his unit. He was told that he would have to submit a proper improvement request including all plans. After his submission the

project will go to the Board for approval. Willie Dockum (TH# 28) continues to complain about her front door, which is her responsibility to repair, as the townhouse above. Anna reported that the two walk-ways on the property are in terrible condition. Anna will get estimates on prep and repair of those walls.

2. **STREET PAVING and ROAD MAINTENANCE:** Brenda/Anna. The water situation was discussed with the owner of TH #'s 14 & 15 regarding putting proper rain gutters on their property to avoid the ongoing flooding of those properties. They do not feel that the gutters will fix their problem. Linda spoke to a gentleman and he will repair the asphalt bump in front of TH # 14 for an additional \$100 making the bid to repair pot holes on the property \$3,212.00. This is for 13 potholes and bump at TH #14. Leslie made the motion to approve the bid and Martha seconded the motion.
3. **GROUNDS/LANDSCAPING:** Linda Davis, Albert Shaw. It was determined to continue watering on Saturdays until the temperature drops into the eighties. Albert stated that it was time to “weed and feed.” Tim made the motion to approve purchase of fertilizer for approximately \$500.00. Lori Acuña seconded the motion. All members approved.
4. **BUDGET:** Leslie LeFebvere. No Report. Checkbook balance and water bill reported above.
5. **WEBSITE:** Linda Davis: HCCTHA.com. All minutes and announcements will be posted to the website.
6. **ELECTIONS:** Leslie LeFebvere. No report.
7. **COVENANTS:** Linda Davis, Anna Whitehead, Brenda Loveday. The attorney advised adding an addendum (no vote required). The committee is working on that. The new attorney charges \$300.00 per hour. Linda made the motion that the committee will write the addendum and the attorney will read it for \$250.00 per hour. Linda proposes we do as much as we can, then turn it over to the attorney to read. The motion was seconded by Anna. Leslie abstained.
8. **RECREATION:** Lori Acuña, Leslie LeFebvere: Lori suggested a restaurant that she knows for the location of the Christmas party. She will move forward with securing a location.

OPEN FORUM

No comments:

PENDING BUSINESS

Amendments to the Covenants and Bylaws:

OLD BUSINESS

None

NEW BUSINESS

Lien addendum. Article 5, Section 1 creates a way to assess a lien. It was noted that the lien on TH # 72 should have been released and another lien placed when he became in arrears again.

Adjournment 8:23 p.m._The next regular meeting will be held November 15, 2023.