

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting April 12, 2023

The meeting was held AT TH # 36. The meeting was called to order at 7:15 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

Willie Dockum (TH # 28) was the only guest at tonight's meeting. It was nice to have her back!

REVIEW OF MEETING MINUTES

The minutes from the March 15, 2023, meeting was read and a motion to approve was made by Albert Shaw with a second from Tim Jones. All members approved.

REVIEW OF FINANCIAL REPORTS

The financial report from the March 15, 2023, meeting was read and a motion from Lori Acuña and a second from Albert Shaw. All members approved.

COMMITTEE REPORTS

1. ARCHITECTURE/BUILDING: Albert Shaw, Linda Davis. The ongoing concern is the painting of the property. After receiving bids for up to \$2500 per house, this is a project we cannot afford in one step. It has been discussed to break it into sections and paint as funds allow. Lori Acuña has sent a gentleman to look at the rock wall behind TH # 78 for a bid for repair. Robert Piseño had told Ms. Davis that he was also looking for a bid. This is a long overdue process, and it was agreed that the repair could not wait any longer.
2. STREET PAVING and ROAD MAINTENANCE: Albert Shaw, Linda Davis. Again, there are many areas that need repair. The costs for asphalt are through the roof and it is just not something that can be addressed in this budget year. We will repair serious matters one at a time.
3. BUDGET: Leslie LeFebvre. We spent a lot of time reviewing the proper procedure to put it to the body that the association fees must be raised to address the upkeep of this property. Leslie LeFebvre, Albert Shaw, and Linda Davis met at Ms. Davis' house prior to this meeting to go thru the proper procedure to present a ballot to the body to raise the association dues. It is a complicated process with time constraints and regulations. This information was presented to the rest of the board, and it was agreed that we should move forward with the process. Ballots would be sent out immediately. The consensus was made to raise the dues, with body approval, in a two-year process. The first year, if passed, would raise the dues \$75.00 and the following year another \$25.00 to increase the dues by \$100 by the year 2025.

4. **GROUND/LANDSCAPING:** Linda Davis, Albert Shaw: It was discussed to hire a surveyor to draw property lines between HCCTHA and the Horizon Country Club Golf Course. Leslie had given the plats that we've had for years to Albert.
5. **WEBSITE:** Linda Davis: *HCCTHA.com*. Linda and Raoul will distribute fliers as well as a mention in the accompanying letter with the ballot informing the residents and owners of the existence of the website. There is a "comment" section that, if used, will send an email directly to Linda Davis and Leslie LeFebvre for immediate response to a question or comment from a resident.
6. **RECREATION:** Lori Acuña, Leslie LeFebvre: No Report.

OPEN FORUM

No comments.

PENDING BUSINESS

Await the return of the ballots from the body.

OLD BUSINESS

None

NEW BUSINESS

Discussion of a potential community garden.

Adjournment 8:33 p.m. The next regular meeting will be held:

May 16, 2023 FOR OPENING OF THE BALLOTS. Behind TH # 36.