

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting September 11, 2024

The meeting was called to order at 6:30 pm by President Linda Davis. All board members were present.

TOWNHOUSE OWNERS & GUESTS PRESENT

Al Morales, TH # 19 and Gary Friedman, TH # 35 who are running for the board were the only guests at tonight's meeting.

REVIEW OF MEETING MINUTES

The minutes from the August 7, 2024, meeting was read and a motion to approve was made by Lori Acuña with a second from Tim Jones. All members present approved.

REVIEW OF FINANCIAL REPORTS

The financial report of August 7, 2024, was reviewed and a motion to approve the ledgers and report was approved with a motion by Tim Jones and a second by Lori Acuña. All present approved.

CORRESPONDENCE

Leslie reported that there were letters sent to TH #'s 44, 66, and 67 concerning code violations. All other correspondence was receiving the ballots and association dues payments.

COMMITTEE REPORTS

Linda recognized that this meeting was being held on 9/11 and gave a tribute to the fallen from that horrific day in our history. She also gave a moment for everyone to introduce themselves to Al Morales and Gary Friedman before we started the committee reports.

Also prior to meeting, Lori and Luis Acuña had counted the ballots that had been received toward the election of the 24-25 HCCTHA BOARD. Lori Acuña gave her report on the opening of the ballots. Results reported in that line item below.

1. **ARCHITECTURE/BUILDING**: Anna Whitehead, Linda Davis. It was reported that four (4) homes have been sold in our association. We will need to watch and see that the new owners/renters receive copies of the Covenants, Bylaws, and Addendums. We will also want to let them know about upcoming events.
2. **STREET PAVING and ROAD MAINTENANCE**: Anna Whitehead. Albert reported that there is a very large leak in the #19 circle AND ANOTHER ACROSS FROM # 10, possibly under the Oleanders. There was one company that gave a \$13,000 bid but wanted 75% up front. This company also misrepresented themselves as two companies. Linda was not comfortable considering this company. Since that time the repair has been addressed by TLC Landscape owner Lance Autry. The delay in repair is the issue of large roots raising the asphalt causing an uneven slanted surface. This will require digging, root removal, and then leveling the area. Two asphalt repair companies said they would not address the asphalt until the above-mentioned was flat for using asphalt on the repair. Lance Autrey is working on a bid for this repair.
3. **ELECTIONS**: Leslie LeFebvere. As mentioned above, Lori read off the results of the ballots received. There were 18 ballots received. Results: Linda Davis 17, Gary Friedman 18, Leslie LeFebvere 15, Anna Whitehead 17, Albert Shaw 17, Tim Jones 15, Martha Moreno 17, Al Morales 2. With the new board elected, Linda Davis was nominated to continue as President and Anna Whitehead was elected to Vice President. Committee choices will be determined at the next meeting.
4. **GROUNDS/LANDSCAPING**: Linda Davis, Albert Shaw. See the leak issue as reported in # 2, Street Paving and Road Maintenance. Albert reported that there had been one gentleman that looked at the old lawn mower. This association owes Albert \$510 for the repair and “make ready” of the old lawn mower. Albert reported that he had reopened the water lines to the circle by TH # 37. He has also cleaned that area up and planted a tree and some other plants. There were

five (5) dead trees treated in hopes of saving them by Lance Autrey's company. Albert also suggested that we investigate changing some other areas into more water efficient coverage.

5. **BUDGET:** Leslie LeFebvre. Linda presented a paper showing the effect of a 15% deduction of dues if owners paid their dues before March 1 per the old covenants. SEE ATTACHED REPORT. There was much discussion, but Tim pointed out that probably the only ones that would pay by the deadline are the six (6) or so owners that already do pay in full. He felt the final result would be a loss of revenue.
6. **WEBSITE:** Linda Davis: HCCTHA.com. Linda Davis. No report.
7. **COVENANTS:** Linda Davis, Anna Whitehead. As mentioned in "Correspondence," Leslie had written and delivered three letters for code violations.
8. **RECREATION:** Lori Acuña, Martha Moreno: Lori reported that she had spoken to René about helping with the sound for "Movies in the Park" night. He told her that he would not be able to help with that as he is having health issues. We also discussed having a fall event, maybe a "Fall Breakfast," or evening event. Lori will report back regarding plans.

OPEN FORUM

We introduced ourselves again and welcomed Mr. Morales and Mr. Friedman to the board. We thanked them for their willingness to participate.

PENDING BUSINESS

"Movie in the park!" and the "Fall Breakfast."

OLD BUSINESS

None

NEW BUSINESS

None

The next regular meeting will be held **October 9, 2024**. Place to be determined. Time will be 6:00 p.m.