

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting June 14, 2023

The meeting was held AT TH # 36. The meeting was called to order at 6:38 pm by President Linda Davis. All board members were present except for Robert Piseño, Albert Shaw, Raoul Olson, and Björn Olson. A quorum was not reached and due to the number of residents present we decided for the meeting to proceed. No decisions that required votes could be decided.

TOWNHOUSE OWNERS & GUESTS PRESENT

Barry Walter, our gardener, Anna Whitehead (TH # 2), Niki Martinez (TH # 14), Brenda Lovelady & Ray Horn (TH #12), Willie Dockum (TH # 38), and Margarita Ryan (TH # 78) were at tonight's meeting.

REVIEW OF MEETING MINUTES

The minutes from the May 10, 2023, meeting was read and a motion to approve was made by Lori Acuña with a second from Leslie LeFebvere. All members approved.

REVIEW OF FINANCIAL REPORTS

The financial report from the May 10, 2023, meeting was read and a motion from Linda Davis and a second from Lori Acuña. All members approved.

REVIEW OF BALLOT MEETING MINUTES

The minutes from the May 16, 2023, ballot meeting, was read and a motion to approve was made by Leslie with a second from Lori Acuña. All members approved.

COMMITTEE REPORTS

1. **ARCHITECTURE/BUILDING:** Albert Shaw, Linda Davis. Leslie brought up that the owner of TH # 29 had called and wanted to know when his TH would be repaired. Leslie reported that she had told him that the home was burned and never repaired before purchase. That is the owner's neglect and a lack of having required insurance and it was the owner's responsibility to paint that property. It certainly would not be painted by the association. The paint project for all homes is delayed until the association has the funds to do this very expensive project. Currently, we have a bid on the table of \$2,000 per unit. The bottom line is that we do not have the funds to even begin this project.
2. **STREET PAVING and ROAD MAINTENANCE:** Albert Shaw, Linda Davis. Barry stated that there are 10 to 15 potholes that he feels he can repair. The cost of a bag of asphalt is \$16.00 per bag.

Mr. Horn stated that we should call some of the asphalt companies and get a bid from them. He felt it would be easier and cheaper. Barry also stated that he felt the speed bumps need to be repainted. He feels that these unpainted bumps are a serious hazard. Leslie motioned to allow Barry to repair a pothole and see how it goes. Starting with the one in front of TH # 14.

3. GROUNDS/LANDSCAPING: Linda Davis, Albert Shaw: Linda had spoken with a gentleman that Mr. Horn has recommended about his bid to do the gardening. He has been told that his original bid does not meet our needs and she gave him a better scope of work for him to revise his bid. He presented a second bid that was discussed at this meeting and will be voted on at a later meeting. We will continue to seek other bids for this work.
4. BUDGET: Leslie LeFebvre. Leslie stated again that without a raise in the association dues we cannot come close to maintaining these grounds and homes properly. The board had previously discussed that if the ballot for raising the dues failed we will be sending out another ballot to request an increase of the association dues by \$50.00. Due to a lack of a quorum at this meeting Ms. Davis sent a group text to the board members to authorize by text vote to send the previously proposed ballot. Leslie stated that the ballot could be mailed on June 16th if passed. A majority of board members voted to proceed with the mailing. Leslie also stated that the balance in the checkbook as of 06.14.23 is \$28485.94.
5. WEBSITE: Linda Davis: HCCTHA.com. No Report
6. ELECTIONS: The guests at the meeting were asked if any of them wanted to be put on the upcoming ballot to run for election to our Board. There were several that wanted to run for office, and they will be put on the ballot that will be mailed out August 1, 2023. The new board will take office on September 1, 2023.
7. RECREATION: Lori Acuña, Leslie LeFebvre: No Report.

OPEN FORUM

Comments mentioned in committee reports.

PENDING BUSINESS

Await the return of the ballots from the body.

OLD BUSINESS

None

NEW BUSINESS

None.

Adjournment 7:45 p.m. The next regular meeting will be held: There is no meeting in July but we will have a ballot opening meeting. TBD