

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting March 6, 2024

The meeting was called to order at 6:34 pm by President Linda Davis. All board members were present.

TOWNHOUSE OWNERS & GUESTS PRESENT

There were no guests at tonight's meeting.

REVIEW OF MEETING MINUTES

The minutes from the February 15, 2024, meeting was read and a motion to approve was made by Albert Shaw with a second from Brenda Loveday. All members present approved.

REVIEW OF FINANCIAL REPORTS

The financial report of February 15, 2024, was reviewed and a motion to approve the ledgers and report was approved with a motion by Albert Shaw and a second by Tim Jones.

CORRESPONDENCE

Leslie reported that she had received a very good response to all the letters that she had sent last month with many owners either paying six months or one year of their association dues. She vows to stay on this.

COMMITTEE REPORTS

1. ARCHITECTURE/BUILDING: Brenda Loveday and Anna Whitehead. No Report.
2. STREET PAVING and ROAD MAINTENANCE: Brenda Loveday/Anna Whitehead. No Report.
3. GROUNDS/LANDSCAPING: Linda Davis, Albert Shaw. The two dead pine trees along Ashford were discussed and \$1000 was approved to have them removed with a motion from Linda Davis and a second from Albert Shaw. Albert advised the Board that he would be gone this summer for two months and that he had approached Barry Boyd to fill his responsibility as a summer job. Barry had

responded that he was interested. There was discussion that Barry does not do all the same work as Albert and that he should be paid less. Albert motioned that he be paid \$3000 per month. This was seconded by Linda and all approved. It was mentioned that it is time to fertilize again. Lori agreed to go to Lowe's to price the fertilizer and get her military discount. Albert will approve the price and amount once Lori investigates. This was approved with a motion from Linda and a second from Tim.

4. BUDGET: Leslie LeFebvere. Leslie reported that the letters about arrears have been bringing in quite a few large checks bringing those folks up to date and beyond. Albert asked if they had paid the allowed 8% late fees on the past due amounts. There are three that calculated and paid the late fee. He wants all future letters to state the interest up to the date of the letters and that amount to be added to their ledgers for payment. There was also a discussion regarding a time to be designated by the Board for requested hearing by owners. The discussion ended with an appropriate time would be before or after the regular Board meetings in a special session with no visitors present. Other times can be considered as necessary.
5. WEBSITE: Linda Davis: *HCCTHA.com*. No report.
6. ELECTIONS: Leslie LeFebvere. No Report
7. COVENANTS: Linda Davis, Anna Whitehead, Brenda Loveday. Linda reported that she and Leslie went to the lawyer to discuss existing liens and possible foreclosure on properties that all other means have been exhausted. The old lien on TH # 72 is being released and the new H.B. Lien Law will be followed to implement new Lien/Foreclosure process on this unit. TH # 56 has a Lien in place since 2014 with consistent failure to address arrears. A foreclosure process will begin immediately on TH # 56. Two previous Liens on TH # 44 and TH # 70 are being released due to updated payment of arrears. Regarding the Covenant committee meeting to discuss the printing of the Covenant and Bylaws and addendums. Several printers had been contacted and two had given bids for the printing. The lowest bid is 120 sets of 32 pages each, printed front and back and stapled at the upper left corner for \$310 plus tax. The purchase of 120 10 x 13 envelopes will be under \$ 40 plus tax. Following the report cost, Board members discussed alternative methods of distribution in

including e-mail only, printed copies only to owners and then owners distribution to renters of hard copies, or no printing of the documents under consideration. Issues in discussion included contents of the documents are vital to owner/renters' knowledge necessary to abide by the Restrictive Covenants of the HCCTHA since 1972. It was referenced the Bylaws contend that the owner is responsible for distribution to renters of the Covenants. Others agreed that the owner is responsible as the Bylaw states. However, some members suggested since new laws have been added as addendums to the Covenant, that a printed distribution at this time to all owners and current renters as a fiduciary responsibility of the Board. After much discussion and Linda reporting that both attorneys had felt that though not legally binding to print the documents, it was a wiser idea regarding implementation of new laws to do so, and further discussion ceased. A motion from Tim Jones to proceed with printing at the reported cost and a second by Linda Davis was approved with one descending vote. The printing will proceed, and the Covenant committee will meet shortly to determine distribution procedures to the community.

8. RECREATION: Lori Acuña, Martha Moreno: It was brought up for the committee to put together several activities for the upcoming months. A potluck breakfast, a movie night, and a possible music night were suggested. They will move forward and give a report at April's meeting.

OPEN FORUM

The things that were discussed during "open forum" included the creation of an information flyer box to be placed next to the HCCTHA payment box. The purpose is to provide updated information on activities and notices for the community. Brenda Loveday stated that she would provide the box. She and Anna Whitehead will provide information of set-up of this flyer box at the next meeting or by e-mail to the board.

PENDING BUSINESS

The printing and distribution of the covenants, bylaws, and addendums. Plans for recreation for the summer months. Implementation of the flyer distribution box.

OLD BUSINESS

None

NEW BUSINESS

None

Adjournment 7:30 p.m. The next regular meeting will be held April 10, 2024
6:30 p.m. Place to be determined.