

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting August 7, 2024

The meeting was called to order at 6:29 pm by President Linda Davis. All board members were present.

TOWNHOUSE OWNERS & GUESTS PRESENT

Ms. Dorothy Townsend, TH # 57 was the only guest at tonight's meeting.

REVIEW OF MEETING MINUTES

The minutes from the June 12, 2024, meeting was read and a motion to approve was made by Tim Jones with a second from Albert Shaw. All members present approved.

REVIEW OF FINANCIAL REPORTS

The financial report of June 12, 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

Linda reported covenant violations on # 31 concerning disarray on the carport, # 71 concerning too many unlicensed cars parked on driveway and association property, # 44 concerning the illegal trailer parked in front of the property, # 46 the construction debris left on the carport. Following discussion, letters will be sent regarding these violations.

COMMITTEE REPORTS

1. **ARCHITECTURE/BUILDING**: Anna Whitehead. Anna reported that the reported that the Ashford wall had been "tire marked" on the brand-new white wall. Linda reported that the lawyer made a statement regarding owners paying for the painting labor of their homes when the HCCTHA does not have funds to pay paint labor. He did state we could pay labor later. He did not say we must. Discussion was had of repercussions in the future, such actions will be

discussed if this issue arrives in the future. Perhaps we would consider repaying a set amount, if funds became available.

2. **STREET PAVING and ROAD MAINTENANCE:** Anna Whitehead. No report.
3. **ELECTIONS:**Leslie LeFebvere. Linda had spoken to several people asking if they would run for the board. None of those people ever responded. We need to get the board up to the required number of nine. Leslie reported that the ballots were mailed on August 2, 2024, to be opened at the September meeting. A new board will be seated at that time with elections as to board positions.
4. **GROUNDS/LANDSCAPING:** Linda Davis, Albert Shaw. Albert reported that there are two leaks, one in the # 19 circle, the other around #9 cul-de-sac. Linda reported that she had contacted TYJ Plumbing several times for a repair quote. She finally was given a quote of \$13, 000 for this repair. They would want 75% up front. Alber suggested 50% up front. Linda said this company had misrepresented themselves in the bidding process. Martha stated she knew someone and would call them. Leslie and Albert both have some leads for different companies that might bid this extensive job. Ms. Townsend reported that the front yard of #58 has a new owner and the front lawn needs to be mowed. Albert said it had been taken care of already. The ongoing discussion about the replacement of our lawn mower continued. We were warned by several people to “stay away from the “big box” stores. The repair on the old mower would be \$854.97 and a new mower could be about \$4,000 to 6,000. It was suggested that we get the “zero turn” mower. Albert was in favor of getting a new deck and repairing the old one. Martha agreed with this suggestion. We are in the process of getting bids for the removal of four (4) trees from Padilla and TLC Landscaping, Lance.
5. **BUDGET:** Leslie LeFebvere. Leslie reported that the current balance in the checkbook is larger than in many years. This is a result of really putting pressure on all owners that are delinquent in the association dues. This is the time to purchase anything that we might need. This would lower the balance in the checkbook prior to the end of the fiscal year.
6. **WEBSITE:** Linda Davis: HCCTHA.com. Linda Davis. No report.

7. **COVENANTS:** Linda Davis, Anna Whitehead. Leslie stated that the information sheets that we requested to be returned after distribution of the documents were not coming in completed, if at all. The correspondence listed above to townhouses that are “out of compliance” of the covenants.
8. **RECREATION:** Lori Acuña, Martha Moreno: About thirty (30) people attended the live music party. The music was fantastic, and it was greatly appreciated by all that attended. Our future social will be “Movie in the Park”. Robert had returned the screen and projector and that the speakers were René’s. Lori said that she would call to see if we could use his speakers for this event and ask if he could help with the showing of the movie.

OPEN FORUM

The meeting had run late and there was no open forum discussion.

PENDING BUSINESS

Movie in the park!

OLD BUSINESS

None

NEW BUSINESS

None

The next regular meeting will be held September 11, 2024. Place to be determined.
Time will be 6:00 p.m.