

Horse Haven Estates
Homeowner's Association
Annual Horse Haven Estates Pool HOA Meeting
March 6, 2021 @ 10:10 A.M.

Board President Alton Ofczarzak called the meeting to order at 10:10 a.m. The meeting location was at Oakwood Custom Homes located at 4060 Highway 6 South in College Station, Texas 77845.

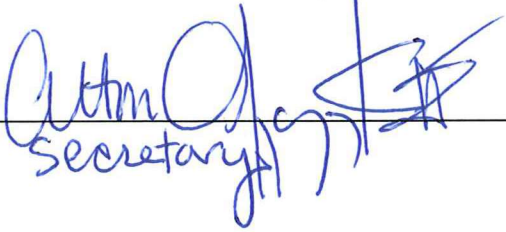
- Quorum- Attendees included Alton Ofczarzak (6910 App, 6912 App, 6924 App, 2800 HB, 2822 HB, 2825 HB, 2915 HB, 2498 HS, 6934 HL, 6938 HL, 6942 HL, 6995 HL, 6923 HL, 6979 HL, 6999 HL, 6975 HL, 7005 CC, 7000 CC,), Christopher Rodie (2912 HB CT, 2914 HB CT), and Betty and Kelvin Singleton (2823 HB)
- Minutes- This is the 2nd meeting being held.
- Board of Directors Nomination- The following homeowners have been nominated by Alton Ofczarzak and Christopher Rodie to be members of the board:
 1. Alton Ofczarzak
 2. Christopher Rodie
 3. Kurt Fisher
- General Information- There are two separate portions of the HOA: The original HOA and the HOA Pool. All expenses and dues are separated. The pool HOA dues will remain \$250 for 2022.
- Discussion of Old Business-
 1. Mr. Kelvin Singleton inquired about how much land is a part of the common areas and when the areas are going to be developed to have things such as the volleyball court. Mr. Ofczarzak stated that the land was donated by TDG Management, L.P and includes Common Area No. 1 containing .393 acres and Common Area No. 2 containing 3.505 acres and a private drainage easement. Mr. Ofczarzak stated developing the common areas is not in the budget right now but will be considered in the future.
- Reviewing Financials-
 1. Mr. Ofczarzak received proxies before addressing financials. One financial concern was there are homeowners who have not paid dues for the past two years. Attendees agreed that notices need to be sent out via email and U.S. mail to the homeowners who are delinquent for both years and then reassess the issue once the notices have been received and the homeowners have had time to pay.
 2. The 2021 budget and expenses were reviewed and no concerns were noted.
- Action Items/New Business- The following items will be addressed in a letter by the Horse Haven Estates Pool HOA and sent out to homeowners. All action items to be addressed in this letter have been approved by the board.
 1. A HOA Meeting Flexibility Amendment will be created and added to CCRs allowing the annual meeting to be held at any time and date in March.
 2. A \$500 monthly rental fee will be paid to the pool entity for the rental of the pool because the pool is not owned by the HOA.
 3. Maintenance of the common areas, pool, and pool area was discussed and keeping current contracts with those maintaining these areas was approved.
 4. Mr. Rodie made a motion that a \$250 fine should be charged to those who are trespassing in the pool area, with the homeowner's ability to choose if that fine

goes towards opting into the Pool HOA or just a one-time fee if they do not want to be members. Members voted that fine into effect.

- Further Discussion-

1. Discussed inviting more homeowners to opt-in to the Pool HOA to access that amenity.
2. Discussed that if homeowners owe more than one year of dues that their access to the pool should be revoked until dues are paid. It was agreed that if the dues are not paid in a timely matter after the mailed and emailed notices are sent out to homeowners that they will be notified of their access being revoked.

Alton Ofczarzak, President, adjourned the meeting at 12:09 a.m.


Secretary