

## **Horse Haven Estates HOA Meeting Summary**

### **May 10, 2022**

#### **Executive Summary:**

Attendees and the Board in attendance agreed to schedule another meeting for 6pm June 7, 2020 at 2810 Horseback Drive.

Members Elected for '22-23:

- President: Alton Ofczarzak (Jessica Thompson nominated, Kurt Fisher seconded)
- Vice President: Kurt Fisher (Jessica Thompson nominated, Alton Ofczarzak seconded)
- Secretary: Kelvin Singleton (Jessica Thompson nominated, Kurt Fisher seconded)

Management contract with Brazos Valley Realty was approved at \$3,000/yr. as presented in budget. Any proposed changes shall be discussed at next meeting.

#### **Detailed Meeting Summary:**

Meeting was called to order at 6:15 PM in conference room of Oakwood Custom Homes by Alton Ofczarzak. Owners representing 39 properties were in attendance. A list of members in attendance was recorded and the hard copy given to the HOA President.

After the President welcomed members in attendance, members were briefed on the two different budgets and accounts for Horse Haven HOA: HOA phases 1-4 which may opt in to joining the pool area, and the pool/cabana common area which includes HOA phases 5-6 (mandatory requirement to join the pool/cabana area) and dues received from members from Phases 1-4 who chose to opt in to membership and participation of the community pool area.

Some attending members asked for further clarity on whether more common areas shall be constructed in the community. The HOA Board explained: the current common area pool & cabana area is the only opt-in feature of the HOA for Phases 1-4. As long as membership is optional for Phases 1-4 and the opt-in rate remains near the current levels, projected HOA dues raised for the 'opt-in' portion of the HOA do not provide sufficient funds for construction and maintenance of further common area amenities like basketball and volleyball courts. Members from Horse Haven Phases 1-4 wishing to opt in to membership of the pool area may opt-in once per year with a non-refundable commitment to share in those additional communal amenities. If a homeowner from Horse Haven Phases 1-4 decides to opt out of the pool area, the homeowner has that option during the annual renewal process.

The floor was opened for board of director nominations, as captured above.

Members in attendance attempted to review 2021 and 2022 budgets, balance sheets and projections, but were unable to adequately review due to apparent mix-ups of in the reporting of the Phases 1-4 HOA and the separate HOA entity for the pool/cabana common area. From what the members were able to see, however, members requested a review of the pool's internet and phone budget of ~\$2,300/year. Kurt Fisher agreed to check for better rates after the meeting and discuss ways to reduce costs with the HOA Administrator & IT personnel responsible for committing the HOA to these internet contracts.

Based on the incomplete financial snapshot provided, the members in attendance agreed (Jessica Thompson made this motion and was seconded by Kurt Fisher) to hold another meeting on June 7, 2022 at 2810 Horseback Drive at 6pm, giving the HOA Coordinator and Brazos Valley Realty's Bookkeeper additional time to produce accurate financial information for the next meeting.

Volunteers and possible committees were discussed, including landscaping and rule enforcement, but the group in attendance agreed to revisit these issues in the next meeting.

HOA Dues Evaluation and fees for violations were motioned to be tabled until updated financial information is provided. The motion was proposed by Jessica Thompson and seconded by Kurt Fisher to pass the motion.

HOA members took turns discussing items of interest including current HOA issues and some unresolved issues from prior annual meetings. Members discussed maintenance of houses and common issues within the community that are as follows:

- Fixing the dock by the pond and mowing the areas, decreasing HOA liability. These repairs would require carpentry and landscaping assistance. Alton agreed to send a carpenter to repair the dock. A deadline was not set.
- Keeping grass around pond mowed regularly in addition to other HOA public areas.
- Trees along the sidewalk behind Storage Storage are encroaching the walkway and need to be trimmed. HOA members agreed that annual trimming of all trees in public areas should be included in landscaping contract.
- Jessica Thompson volunteered to trim trees in above specified area behind Storage Storage this year *only*, before Memorial Day. This would not include shrub cleaning/trimming which still needs to be done.
- Member agreed that HOA rules need to be enforced, though the members did not want to enforce rules themselves as whistle blowers but after 2022 budget review, want to consider how enforcements can be permanently implemented.
- Pool Access. The pool was closed due to maintenance issues (one of the two pumps was broken). Alton Ofczarzak confirmed that a new pool company had been hired May 10 to remedy; the company name was not disclosed. Members reported seeing people accessing the pool area without permission by yanking the gate open to enter without a key. Alton would look into alternate key options. Allowing guests without access, either because the gate is left open or yanking gate open, is a liability for the HOA.

The Members in attendance provided unanimous consent for another HOA meeting to be held for the purpose of settling items left unresolved during the May 10<sup>th</sup> meeting (with the Coordinator role unfilled and accurate financial information unavailable). Members in attendance unanimously agreed to schedule the resolution meeting on June 7 at 6:00 PM at 2810 Horseback Drive. The meeting shall be open for all Board Members, Horse Haven Homeowners, and legal Proxies for Horse Haven Home Owners.

The meeting was adjourned at 7:30 PM.