

2023 Horse Haven Homeowner's Association Annual Meeting  
May 10, 2023  
Oakwood Homes Conference Room  
4060 Hwy 6 S, College Station, TX 77845

The meeting was called to order at 6:15 PM by Alton Ofczarzak and began with open discussion.

Attendees & proxies, representing 40 properties:

- Attendees: Alton Ofczarzak, Chris Rodie, Jessica Thompson, Daniel Lynch, Kurt Fisher.
- Proxies: 2707 Horse Haven Ln, 2914 Horseback Ct, 2808 Halter LP, 2812 Halter LP

Open Discussion items:

- Budget: 2022-23 HOA Treasurer, Kurt Fisher, arrived before the meeting to work with our HOA's management team (Brazos Valley Real Estate) for clarified budgetary reviews. The lead BVR bookkeeper was not in office to clarify discrepancies in the reports pulled, so the HOA Treasurer will work with the BV Management's team over the next week to verify finances and will forward cleaned-up numbers to the board for review. This has been an ongoing process over the past year. A lot of progress has been made to clean up our books; we will keep working at this. Delinquency report will be pulled to determine how to move forward collecting outstanding dues.
- A parking sign on Horseback Drive has disappeared. Members discussed College Station's See/Click/Fix app and believe that the sign can be restored via usage of that system. Members agree the submissions through the app proactively assist the neighborhood in basic maintenance through partnership with the city.
- Noise: some larger trucks were reported as making loud engine noises while accelerating from stop signs and around slow corners in the neighborhood; HOA members do not wish to see speed bumps installed, but members in attendance agreed that residents and guests should be respectful of other residents in the neighborhood. We will continue to search for practical solutions to improve this.
- Mailboxes: Early phase Horse Haven homes were built with masonry mailboxes included. Some of these mailboxes have fallen into disrepair. The HOA members present agreed on the desire to see this aesthetic improvement of repaired mailboxes around the neighborhood, but do not wish to impose unfair repair costs on homeowners who purchased homes in the neighborhood with masonry mailboxes in poor condition at their time of purchase. Repairing mailboxes is an issue that members would like to revisit in future meetings. HOA members prefer homes with masonry mailboxes be maintained and not consolidated to a locally shared mailbox area.
- Trees: the HOA members present are open to seeing more trees in the neighborhood and discussed a possible future promotion for homeowners to plant trees around the neighborhood. No resolution on the issue was presented and agreed, but sentiments were expressed to revisit promoting well-cared-for trees in the future. Tree maintenance/landscaping should also fall under the same requirements HOA sets for lawns and flower beds.
- Dues: The Homeowner's Association may vote to increase HOA Dues at a rate of up to 10% per year. Since the 2022 annual meeting, the HOA board has worked to lower costs and were successful at finding lower costs for insurance and internet. These cost savings made it possible for the HOA to purchase approximately 9 acres of common area for the HOA, however, the HOA will need to raise dues for maintenance of these common areas which were previously undermaintained. The HOA members present discussed eventually merging the Pool HOA with

the legacy HOA, enabling all Horse Haven residents access to the pool for a lower overall price than currently available.

Votes:

- A motion to raise dues from \$120/year/home to \$132/year/home was made by Kurt Fisher, seconded by Alton Ofczarzak, and unanimously voted.
- 2023-24 HOA Officers and Board were voted with unanimous consent by all present:
  - Alton Ofczarzak, President
  - Chris Rodie, Vice President
  - Jessica Thompson, Secretary
  - Kurt Fisher, Treasurer
  - Daniel Lynch, Board Member
  - Kelvin Singleton, Board Member

The meeting was adjourned at 7:15pm.