

Stacy

From: Kurt Fisher <kurt@lalavida.com>
Sent: Wednesday, June 22, 2022 12:35 PM
To: Alton@oakchb.com; BSO2212@YMAIL.COM; kelvin.singleton@rocketmail.com; jessica.thompson@usda.gov; dlynch2013@yahoo.com; crodie@elektrainvestments.com
Cc: Mandy Williams; Vicki Friedberg
Subject: RE: Horse Haven HOA Board Meeting
Attachments: FW: Horse Haven HOA Easements (9.51 MB)

Howdy Horse Haven HOA Board,
CC Alton's Assistant (Mandy) & Chief Administrative Officer (Vicki).

June 21, Horse Haven Estates HOA Board - Meeting Summary:

Attended by the full HOA Board (all 7 of us) @ 2810 Horseback. 6PM-8PM

The Board unanimously agreed to a series of "clean-ups," eliminating uncertainty in HOA access privileges/ responsibilities/ etc.; this ensures amenities perceived available to the HOA are clarified as personal property that don't belong to the HOA, or are given rights (publicly filed or contractual) enshrining homeowner access to those amenities. Once the HOA's access rights and responsibilities are clarified, the Board will reconvene to move forward on several other points (example: the HOA may choose to do a better job of regularly maintaining the pond and other common access fields, if it's made clear that the HOA has perpetual guaranteed access to those amenities).

Dues: the Board did not agree to raise dues in last night's meeting, however: many Board members are open a long term plan to merge the primary HOA with the pool HOA. Merging HOAs would grant all 174 homes full access to the pool for a lower price than currently possible for opting in (\$230/house total, instead of \$370/house total to participate in the pool now). It would eliminate the potential for accounting confusion between the two HOAs and other issues caused by our status quo of managing two separate entities through a single HOA board of directors, management company, etc.

Other significant issues await resolution of HOA's easements/ access rights including:

- Finding a new HOA management company to replace Brazos Valley Realty,
- Getting utilities in the HOA's own name, and
- Working with vendors for clear agreements (what needs to be maintained and to what frequency/ specification)

Actions:

- By September 1st, Alton will:
 - contact his attorneys to determine what's legally needed to clarify HOA and report back to the Board with a quote price, including:
 - making the pond and field surrounding it public access, but leaving the area directly behind Storage-Storage as TDG Mgmt's property.
 - ensuring the sidewalk across the top of TDG's property at the back of 2810 Horseback and 2808 Horseback is designated as an HOA easement
 - generating a rental contract for the pool; the draft terms of that agreement are: the HOA assumes all liability, costs and responsibility for the pool and signs a lease-to-own agreement for 30 years lease at \$500/mo. Once the final payment is made, the HOA receives full ownership of the pool and can cease making monthly rent payments.

- Working with Storage-Storage to clean-up their plat arrangements. The ball got rolling on this this morning, per attached email. When they reply, I'd like one of the other board members to meet with them and run point on this.

Other issues:

- The Board agreed to change our D&O insurance policy to the new bid with \$220/yr in savings. We'll switch now if our current insurer will issue a pro-rate for the remainder policy. We'll switch when the current policy expires, Aug 9th, if they won't. This is moving forward as of this morning too.
- Homeowner requests are not being regularly returned by BV Realty. Alton wrote-down the contact information of the homeowners who have not received HOA responses and will ensure they are contacted.
- A plan to pitch the city on maintaining all or part of the HOA's common access was discussed. The core of the pitch is creating a greenbelt for College Station linking Veterans Park to other parks (Raintree, Carter's Crossing, Emerald Forest, Sandstone & Spring Creek Greenbelt to Lick Creek Park), via easements through Horse Haven. Currently, you'd have to get on highway 6 to link these parks; we don't have a plan to make this pitch viable, but it's something we can revisit in the next meeting once our easements are clearer.
- Kurt is still working to lower our pool internet bill and will meet with an IT consultant next week to see if the T-Mobile \$50/mo. modem, or similar 'outside the box' solution can integrate with the security system we use for the gate and get us way from Suddenlink's perceived monopoly; Kurt will report back on that within the next month.

If there's something critical I've missed, please reply-all with whatever it is.

Last night's meeting was more of a roundtable discussion than a conventional meeting. Much of our time was spent getting us all on the same page for our current easements, and a plan to get those clarified moving forward. Alton has most of the takeaway action items for now. The Board agreed to meet again once he's got more information and we know what getting everything clarified will require.

See ya'll soon & hope everyone had a good morning!

Cheers,
Kurt Fisher, Treasurer
903.948.1510 – personal cell

-----Original Appointment-----

From: kurtafisher@gmail.com <kurtafisher@gmail.com>

Sent: Tuesday, June 14, 2022 4:56 PM

To: Alton@oakchb.com; BSO2212@YMAIL.COM; kelvin.singleton@rocketmail.com; jessica.thompson@usda.gov; dlynch2013@yahoo.com; crodie@elektrainvestments.com; LaLa Vida Service

Subject: Horse Haven HOA Board Meeting

When: Tuesday, June 21, 2022 6:00 PM-8:00 PM (UTC-06:00) Central Time (US & Canada).

Where: 2810 Horseback Dr (2810 Horseback Dr, College Station, Texas 77845)

Howdy Horse Haven HOA Board.

See you next week at 6pm, 2810 Horseback for our HOA Board meeting.
Capturing where we're at after last week, this should work for our agenda:

Meeting Agenda:

1. Review public easements received from Title. Resolve the HOA's understanding of which areas the HOA is and is not responsible for maintaining.
2. Discuss long term plans for HOA & come to a consensus on a direction, examples:

- a. One suggested strategy is merging the two Horse Haven HOAs into one over time. Working the math: if all homeowners paid \$230/yr. and all had access to the pool, it'd bring in more revenue than the status quo of some houses paying \$120/yr. and others paying \$370/yr., with the HOA responsible for two separate dues structures.
 - b. Are more HOA investments desired that we should plan for? --- playgrounds?, volleyball courts? Basketball courts? Additional pools?, Trees, flowers & shrubs?, etc.?
 - c. Partnership with the city for maintenance of common areas?
 - d. Other long term strategies & directions to consider?
3. Review our required actions to clarify/ remedy/ assure the HOA's access rights:
 - a. amendments & corrections to filed plat easements?
 - b. Rental & access agreements with TDG Mgmt/ OCC/ Alton/ other companies?
 - c. Discussions with City of College Station on City vs HOA maintained areas?
 4. Resolve responsibility and accountability gaps brought to light from the vacant HOA Coordinator role. Examples:
 - a. Policing, enforcement, fines (trash, lawns, etc)?
 - b. HOA Resale certificates?
 - c. Maintaining updated contact list as properties are bought & sold
 - d. Pool Keyfobs tracking & maintenance?
 5. Based on Board consensus of HOA- responsible areas, agree on plans for:
 - a. Insurance coverage
 - b. Maintenance of walkways, sprinkler systems, trees, sidewalks, etc
 - c. Maintenance of open fields marked as "common areas", the pond & TDG field
 - d. Swimming pool service
 - e. HOA Management (BV Realty or other bids?)
 - f. Other costs & needs?
 6. Tally up all agreed actions and reach consensus for a group 'action tracker,' ensuring all agreed actions are complete inside the agreed timeframe.
 7. AOB: Any other Business?
 8. Adjourn

See you next Tuesday at 6!

This is an in-person meeting. If meeting becomes rescheduled as virtual, it will be via MS Teams at [this link](#).