

HORSESHOE LAKE PROPERTY OWNERS ASSOCIATION

MEMBERSHIP MEETING

November 6, 2022

Meeting was called to order at 10:32 am at the Huntsville Community Church, 1110 11th St., Huntsville, TX. There were 24 members attending to include Board Members Juan DeJesus, Linda Parsons, Bebe Webb and Darlene Skaggs.

OFFICERS' REPORTS

President: Juan DeJesus welcomed everyone to the meeting.

Secretary: A copy of the May meeting minutes was submitted and motion was made by Darlene Skaggs to accept minutes as reviewed. Seconded by Linda Parsons. Motion Approved.

Treasury Report: Bebe Webb read treasury report to members. Property Owners Association (POA) funds to be returned for Culvert fees in the amount of \$4,800. Taxes will be approximately \$4,700 and will be taken out of POA funds. It was noted that a \$250 Transfer Fee has been added to every sale of property and is being sent to us from Property closings. Motion to accept treasury report was made by Linda Parsons, seconded by Kevin Webb. Motion approved.

Maintenance Report: Debbie Sunday stated she will be working on roads in the upcoming week. Debbie also stated that the big dam has a leak that needs to be addressed. Chris Brawley has to be contacted about mowing but is very busy at this time of the year. She plans to contact someone else that can mow the dam also. The culvert over by Pam Haymes place is in dire need of repair and POA needs to get someone to fix it in the upcoming weeks. Maintenance rocks are mainly used on roads and Juan DeJesus will work on a possible alternative for the roads. It was suggested Juan contact Michael Britton for advice regarding road work as that is his field of expertise (25 yrs. experience in road maintenance).

Old Business: Juan DeJesus reported that the Deed Restrictions Committee (DRC) appointments are to be Steve Balsinger as the Chairman, Sue Bounds, Carol Britton, Stanley Flournoy, Binkey Parsons, Lisa Bell and Darlene Skaggs. Members of this committee will be focused on grass and trash initially. The POA will be objective and take into consideration such things as debris, lawns, junk in general (including vehicles) and sanitation issues for all properties, which affects overall property value. Motion was made by Steve Balsinger to have the committee decide criteria and fines to be given on grass and trash issues as soon as possible; seconded by Lisa Bell. It was pointed out to the board that committees formed are assigned their tasks and authority by the Board, so a motion was not required so this was not voted on. This committee will initially have authority to determine which properties are to be sent letters and prepare them. For the first few rounds, the Board wants to view the letters prior to sending and possibly discuss them with the committee.

The Treasury Audit Committee was assigned to be Linda Parsons and Carol Britton, and Bebe Webb will be available as treasurer for any questions they may have.

Juan DeJesus asked Jim Kirkham if he would maintain the Well on Horseshoe Lake Dr. West, and he declined.

Fines: Steve Balsinger found legal templates of letters for notifying residents of POA violations and adapted them for our use. The initial notice of violation will be sent to the resident with a request for the violation to be corrected within 30 days. The second notice will be sent at 30 days from the initial notice if the infraction has not been corrected. The third letter will be a registered letter advising the infraction must be corrected within 30 days or fines will be assessed. The fourth letter will go out 30 days after the registered letter with a \$50 fine. Costs of correcting the issue, if contracted by the board, will be added. If the resident continues to not correct the issue fines will continue and further actions can be taken.

Finances: It was discussed that the annual POA and Transfer Fee income is approximately \$22,000 per year with deductions of approximately \$5K for road maintenance materials plus labor. The labor cost varies with what needs to be done, who does it, and even weather conditions. Mowing the commons and dams takes about \$2,500 a year, the water wells cost about \$1,200 per year. All this to conclude that about \$3,800 is left annually to cover other maintenance issues or fees or fines or legal costs (the large Dam is in need of repairs to stay in compliance with State laws), and that is not much. Juan stated it will become necessary to raise Maintenance Fees in coming years to keep up with rising costs and demands on the POA from the community. We will need to do this in 2024 to keep up. It was also discussed that we may have an annual Trash day which would allow residents to dispose of trash that can't fit in the regular trash cans.

Yard of the Month Committee: Sue Bounds and Linda McDonald volunteered to do the Yard of the Month placement. It will be done 4 times a year: Spring (April), Summer (July), Fall (Halloween), and Winter (Christmas). The sign will be placed in the yard on the 2nd Saturday of the month for a period of 30 days.

Welcoming Committee: Juan DeJesus appointed Kelly Arciniega, Sharon Balsinger and Francis Ryan to this committee.

Votes: Juan explained that voting for the Horseshoe Lake POA meetings and POA business is set at one vote per lot for the PROPERTY OWNER. Leased Lots' votes are voted by the Owner, not the person leasing or renting from a lessor. All residents, owners, leaseholders and renters are welcome at the meetings and let their voices, opinions and desires be heard, but only Property Owners can vote.

Open forum: Multiple discussions were had at the meeting regarding the deed restrictions and the legalities surrounding POA fees, voting rights, the Deed Restrictions themselves and motions passed by the POA at different times in its existence. Lisa Bell has researched many of these issues extensively and opines that the POA fees should include many lots that are owned and exempt from paying an annual fee. She will forward her information to Juan for review. The information Juan has seen from the restrictions and state law appear to uphold the legality of the existing rulings and situation.

Linda Parsons indicated that the Bylaws will be addressed in the near future and desired or needed changes can be discussed at that time.

Announcements: Our next meeting will be February 4th at 10:30 am at the RTM Chapel, 3126 Hwy 19, Huntsville, TX 77320.

Changes to the location of meetings will be in the Newsletter. In a situation where a last minute change needs to be made we will notify by email and attach a sign to the existing sign at the entrance indicating a meeting is imminent. If you want to receive this information please make sure your email address is up to date with the POA.

Meeting adjourned at 11:57 am.

Juan DeJesus, President

Darlene Skaggs, Secretary
