

**HORSESHOE BEND HOMEOWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

June 25, 2016

Proof of Notice of Meeting: Notice of the meeting and the Agenda was posted on the community bulletin board and emailed to members more than seventy-two hours prior to the meeting,

Call to Order by Presiding Officer: The meeting was called to order at 10:00 am by president Jim McCord

Roll Call & Establishment of Quorum: All officers and directors were in attendance. Quorum was met. Jim McCord, James Harrell, Vicki Walker, Jim Vertz, Jerry Walker and Catherine Land.

Members attending: Larry Branton, Jimmy Chiles, Don Crouch, Bob Cummings, Gordon Glass, Sam Hooten, Ronnie Kerr, Chuck Knox, Denise Miranda, Chuck & Laura Mohan, Sue Rushin, Mike Starnes, Byrn Wolfe

Financial Report: The financial reports were reviewed by Treasurer Jerry Walker.

Approval of Minutes: Minutes from the April 9, 2016, board meeting were approved as presented on motion by Vicki Walker, second by James Harrell.

Committee Reports:

Architectural – Chuck Knox reported 1. approval of concrete pad for an RV for the Shafts; 2. approval of a storage building for the Stubbs; 3. disapproval of a carport as proposed by Davis.

Compliance – Jim McCord reported follow up on a case of non payment of the HOA fee will be discussed during executive session.

Hospitality – No report was presented

Lake Management – Larry Branton reported that the committee had met earlier in the morning and plan to build six fish habitats from PVC pipe which will be seven to eight feet tall, placed in fifteen foot deep water with the location initially marked. Cost will be approximately \$100 each and will be within the previously budgeted amount.

Welcome – Catherine Land reported for Lynne Grantham that a welcome packet was sent to the Chiles-Gregory couple upon purchasing lot C-31..

Maintenance & Improvements – Jimmy Chiles provided comments from his report regarding the attendance of himself and Chuck Mohan at the TCEQ Dam Safety Workshop in Lufkin. Jimmy reported that the big takeaway was to keep vehicle traffic off earthen dams. He also noted that wave action erodes rip rap and needs to be filled in to prevent intrusion of animals. The county may contribute some broken concrete in the future. Need will be further assessed when the water level is lower. The primary concern at this time is the repair of a culvert on CR 4592 which will be addressed under new business.

Wreath – No report was presented.

Old Business -

Resale Certificates - Vicki Walker reported on resale certificates. She said that, based on HB 1821, the “purchaser shall pay the fee” at the discretion of the HOA. On motion by Vicki Walker, second by James Harrell, the board approved charging a fee. Following discussion of amounts ranging from \$35 to \$400, on motion by Jim Vertz, second by James Harrell, board approved charging a \$75 fee for future resale certificates. Jerry Walker suggested a board directive.

New Business:

Road Repairs - Some of the board and maintenance and improvement committee members met with Wood County commissioner Russell Acker on Friday, June 24, 2016, at 3:00 pm. Jim McCord reported that discussion about the repair of the road at the culvert on CR 4592 between the Wallace and Dean property and across from the Miranda driveway. The options are a temporary fill repair or to replace the culvert and rebuild the road. Commissioner Acker plans to replace the present two piece 36” culvert, which has separated in the middle, with a 48” one piece culvert. They will be coordinating with Sharon water to replace a presently capped water line. He plans to use clay from nearby Hansen construction and an outside contractor to complete the job. The road would be closed to through traffic from two to three days. Once the culvert is in and gravel filled, the road can reopen with asphalt paving after time allowed for settling. During the road closure, residents may need to park vehicles beyond the repair or at the boat commons. Residents beyond the culvert will be notified prior to the beginning of work. Work will not begin prior to July 4th.

Discussion with association members followed about options which had been explored and some emphasized that this is a county road. Jim discussed the prospect of volunteers providing boat delivery to the commons area and UTVs to move people who do not readily walk from their homes to a boat dock. The county will be directing and funding the repair and will work with residents, delivery & service, and emergency response providers.

Open Forum – There were no speakers.

Executive Session: Meeting was adjourned to executive session at 11:10 on motion by Catherine Land, second by James Harrell.

Reconvene: The open meeting was reconvened at 11:30. It was reported that in the executive session two cases were discussed for nonpayment of dues. On the case where there has been no payment and no response, a notice of lien will be filed. On the case where partial payment has been made, further communication will be made before filing a notice of lien.

Informal Actions: Two informal board actions were taken since the April 9th meeting. On April 22nd, all board members were contacted and all responded to approve the volunteer participants for the April 23rd work day. On May 24th, all board members were contacted and approval was given to pay fees and expenses for Jimmy Chiles and Chuck Knox to attend the TCEQ dam maintenance workshop in Lufkin.

Adjournment: Meeting was adjourned at 11:35

Submitted by Catherine Land, Secretary