



Hencken Ranch Estates Board Meeting

Date: Tuesday, July 8, 2025

Time: 6:00 PM

Agenda:

1. New Business
 - a. Amy W. Property Construction Update: Timeline for completion (Mid-September)
 - i. Moving Propane Tank - Due to construction it is causing delays in the movement of the tank
2. Treasurer's Update / Financial Report
 - a. 2024 Financial Review EOY
 - b. Q2 Financial Update
 - c. 2024 Unpaid Annual Dues; Audit conducted through Financial Institution
3. Community Events
 - a. Gathering Interest
 - i. Food Truck visiting Neighborhood; (Food/Ice Cream) Not HOA Funded
 1. Ice Cream (\$100/minimum)
 2. Stones Throw
 3. Vote at next community Meeting to determine interest; Send out email Survey
 4. No HOA funds being Utilized
 - ii. Fall Festival (End of October / Early November)
 1. Chili Cook off / With Prizes
 - iii. Supporting our community members in Need
 1. Food Meal Train
 2. Lawn mowing
 3. Baby sitting Services
 - iv. Community Clubs
 1. Recipe Club
 2. Gardening Club
 3. Bunko
 - v. Community Events Calendar
 - vi. Community Events Hardcopy
4. Property Annexation Review and Discussion (Woodson)
 - a. Official vote of the property owners
 - b. Legal updates
 - c. Property owner conversation and update from attorney
 - d. Section 3 of the Declarations

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1. Mailbox Shortage
 - a. Short 1 mailbox, Need to review solution
 - b. New Mailbox cost \$2,090.00 + installation
 - c. (Woodson) Check Double Mailbox
2. County Documentation
 - a. Franchise Tax Updated/completed
 - b. Change of registered Agent Completed
3. Gas Well Maintenance
 - a. Fence Repair, Paint Touch up, Gravel for Driveway
 - i. Spoke with Trey at Crescent Energy; Passing along information regarding the repairs of property / Landman
 - ii. Further Updates will provided as needed
4. Common Area Damage
 - a. Drainage Easement Damage
 - b. Repair to Drainage Wall
 - i. Discussion with Engineer
 1. Recommendation for backfill, ripe wrap rock
 2. Recommendation for wall modification
 - ii. Next Steps
 1. Discuss with other engineers
 2. Discuss with Army Corp of Engineers
 3. Obtain Pricing for repair
 4. Determine timeline for repair
 - iii. Update to Mowing to discontinue services in this area
 - iv. Discussions with County regarding drainage easement Review; providing guard rails
 - v. Stop Sign Replacement
 - vi. Manhole area Repair
 - vii. Country Road Dips
5. Covenant Enforcement
 - a. Letters Being sent to Property owners based on 6/2/2025 review; Courtesy Violations
 - b. New Violations being Reviewed and Updated to discuss
 - i. Next Review: 7/14 and/or 7/15
 - c. Reviewing Parameters

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1. Records Retention Policy Compliance
 - a. Reviewing Policy; All Records obtained
 - b. Move Files to Online system to access and Review- Treasure to update
 - c. No further files needed at this time
2. Administrative Policies
 - a. Records Retention Policy Review; Contact Legal to obtain, review/revise (Al/Michelle)
 - b. Email Registration/Back up bylaws for voting
3. Meeting Transparency
 - a. Updates to community per bylaws - provide updates
 - b. Video Meeting set up for future participation, Zoom
 - c. Review Cost Association for Online Services
4. Community Directory
 - a. Email Community Survey; Board Members Vote: 5 Yes | 0 Nay - proceed forward with next steps
5. Planning for July 22 Community members Meeting / Bi Annual Meeting
 - a. Financial Review
 - b. Community Update
 - c. Property Annexation
 - d. Common Area Updates
 - e. Covenant Enforcement
 - f. New Business / Questions
6. CCR Amendment Discussion
 - a. Garage/Trash and Debris Burning Regulations
 - b. Guest Homes / Mother-in-Law Suites on Property
 - c. Propane Tanks
 - d. Updates to the community during upcoming meeting / Gauge interest via electronic survey
7. Community Garage Sale
 - a. Gauge Interest
 - b. Board Vote: 5 Yes | 0 Nay - Proceed forward with next steps
8. New Community Members
 - a. Welcome Package

Meeting Ended: 7:25 PM

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