



Hencken Ranch Estates, Financial Mid-Year Review

July 21, 2026

At the halfway point of 2026, the Hencken Ranch Estates HOA remains in a strong financial position. Through responsible budgeting, prudent spending, and the continued support of our homeowners, the Association has increased its financial reserves while continuing to invest in projects that preserve and enhance our community.

Current Checking Balance	\$59,258.97
Beginning Balance 2026	\$50,373.59
Year-to-Date Expenses	\$4,827.41
Increase in Cash Position	+\$8,885.38 (17.6%)
Homes Paid	45 out of 47
Collection Rate	95.7%
Outstanding Dues	\$700.00

HOA Dollars at Work

This Year, your annual dues have been invested in maintaining the neighborhood, protecting Association Assets, and ensuring responsible governance.

Common Area Maintenance - \$2,250

- Entrance Sign Repair
- Common Area Lawn Maintenance

Insurance & Risk Management - \$1,887

- Annual Association Insurance Coverage

Responsible Governance - \$390

- Federal Income Tax Return (Form 1120-H)
- Texas Franchise Tax Filing

Community Engagement - \$218

- Community Event Supplies and Decorations

Community Operations

- Website hosting and online dues collection
- Zoom, Printing, postage, banking supplies, and other administrative tools that support operations

hoa.board@hencken.org 

P.O. Box 126572 Benbrook, TX 76126 



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Annual Dues Update

We are pleased to report that 45 of our 47 homeowners have paid their 2026 annual assessment, resulting in a 95.7% collection rate. The remaining \$700 represents two outstanding assessments. The Board has been in communication with both property owners, who have acknowledged the balance and indicated they intend to submit payment.

Looking Ahead

The Board continues to focus on projects that preserve property values and improve our community. Priorities for the remainder of 2026 include:

- Completing the drainage easement improvement project
- Continuing evaluation of future roadway maintenance
- Maintaining strong financial reserves while responsibly managing Association resources

A Message from the Board

The Board remains committed to operating with transparency, fiscal responsibility, and long-term planning. Every financial decision is made with the goal of protecting our neighborhood, maintaining our shared assets, and preserving the quality of life that makes Hencken Ranch Estates a wonderful place to call home.

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HOA Community Meeting Minutes

July 21, 2026

Meeting Time: 6:02 PM – 7:00 PM

Board Members in Attendance

- Al Schiffner
- Andrew Matson
- Christopher Killion

Call to Order

The meeting was called to order by President Al Schiffner. Board members and homeowners were welcomed, and the meeting agenda was presented.

Financial Report

Treasurer Andrew Matson presented the 2026 Mid-Year Financial Report.

Financial Highlights

- Current HOA checking account balance: \$59,258.97
- Annual dues collection: 45 of 47 properties (95.7%)
- Two homeowners with outstanding dues have communicated with the Board and indicated payment is forthcoming.
- Major expenditures to date include:
 - Entrance sign replacement
 - Common area lawn maintenance
 - Insurance and risk management
 - Tax preparation and filing
 - Administrative and operating expenses

The Board noted that the Association remains in a strong financial position. The full financial report will be distributed to homeowners and posted on the HOA website.

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HOA Community Meeting Minutes

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Maintenance & Capital Improvement Projects

The Board reviewed progress on the priority projects established earlier this year.

Entrance Sign

- Replacement of the entrance sign has been completed.
- The contractor replaced the sign at no additional cost after the original demolition exceeded the intended scope.

Drainage Easement

- The contractor previously selected for the drainage easement project has not provided the requested scope of work or proof of insurance and has ceased communication.
- The Board agreed to begin identifying an alternate contractor to complete the project.

Roadway Maintenance

- The Board discussed future roadway maintenance near the community entrance.
- This project remains on the list of future capital improvements.

Covenant Clearinghouse LLC Update

The Board provided an update regarding ongoing research into the Covenant Clearinghouse LLC title transfer fee affecting property sales within the community.

Discussion included:

- Historical documentation surrounding the agreement.
- Review of publicly available legal information and previous litigation involving Covenant Clearinghouse.
- Continued coordination with community volunteers assisting in research.

The Board will continue gathering information before providing homeowners with a formal communication. An informational meeting may be considered once additional research has been completed.

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HOA Community Meeting Minutes

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County Road Conditions

The Board discussed road conditions within the subdivision, including roadway dips near several homes and the drainage area adjacent to the roadway.

The County has previously inspected these concerns and classified them as low-priority maintenance items.

Residents were encouraged to report roadway concerns directly to Tarrant County, as additional reports may assist in prioritizing future repairs. The Board will continue communicating with the County regarding these issues.

Board Vacancy

President Al Schiffner announced that Board Member Emily LaFleur has resigned due to personal commitments.

The Board expressed its appreciation for Emily's service and dedication to the community.

In accordance with the Association's governing documents, the Board discussed appointing a homeowner to serve the remainder of the term through the January 2027 Annual Meeting. An email will be distributed inviting interested homeowners to volunteer for consideration.

Covenant Compliance

The Board reviewed current covenant compliance matters.

Current active compliance efforts include:

- Front landscaping requirements for one property.
- Community concerns regarding deer feeding and its potential impact on neighboring properties and traffic safety.

The Board confirmed that both matters are being addressed through documented communications with the affected homeowners and will continue following the Association's established enforcement process.

Additional homeowner concerns regarding covenant compliance were discussed. The Board agreed to follow up individually as appropriate.

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HOA Community Meeting Minutes

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Community Events

The Board discussed planning a community event for Fall 2026.

Volunteers expressed interest in assisting with event planning. Additional discussion and planning will occur during the August Board meeting.

Action Items

The Board agreed to the following action items:

- Distribute the 2026 Mid-Year Financial Report to homeowners and publish it on the HOA website.
- Continue researching the Covenant Clearinghouse LLC title transfer fee and prepare an informational update for homeowners.
- Solicit volunteers to fill the vacant Board position through January 2027.
- Obtain proposals from alternate contractors for the drainage easement project.
- Continue working with Tarrant County regarding roadway maintenance concerns.
- Continue addressing active covenant compliance matters in accordance with the governing documents.
- Discuss planning for a Fall community event during the August Board meeting.

Adjournment

There being no further business, the meeting was adjourned.

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