



Welcome Home

HOA Meeting Minutes from 5-10-21

1. Call to order (President)
 - a. 05.10.21 6:04 - 8:49
 - b. Attendance: Michelle Parsons, Susan Cook, Emily Cain, Calab Crow, Amy Williams
 - c. Kevin McGhee in absentia
2. Quorum established at 8070 Cutter Corral
3. Review and accept minutes from last meeting (Secretary) -
-Minutes from our 04.12.21 open HOA meeting are approved and signed by all Officers.
4. Discuss Voting
 - a. Majority of the votes submitted voted for a larger shop/outbuilding. Board acknowledges this is an issue with enough interest we will need to address it in a timely manner.
 - b. Votes are relevant in determining the level of interest by the community. However, the board agrees we need to research proper protocol better before accepting votes.
 - c. Discussed next steps and requirements for moving forward on votes. Board agreed to develop the process at our next board meeting.
5. Treasury report/Update on bank account (Treasurer)
 - a. There are currently 11 properties past due for the 21-22 dues, which were due on April 1, 2021. Treasurer will notify these neighbors that payment is due by 05.31.21, or late fees will apply.
 - b. The President, Vice President, Secretary, and Treasurer will go to the bank together on Saturday to make sure all account information is updated and the appropriate signees are assigned to the HOA account.
6. ARC update (ARC Director)
 - a. Not in attendance.
7. Past/Upcoming Events (Communications)
 - a. Board email address to be created by 5/14/21 by Calab
 - b. Outreach to the HOA about the updated process for amendments/changes to the Hencken Ranch bylaws and the process for proposals from the community.
8. Open Agenda Items
 - a. Board members need to read their emails and respond to them in a timely manner as this is the commitment we have all made.
 - b. Content discussed at the board meetings should not be discussed with community members as side conversations unless agreed upon by the board members. It is our responsibility to remain neutral and professional.
 - c. HOA Insurance - Susan Cook stated she has contacted a broker and information is to come.
 - d. Property Code - 4th Edition has been purchased and receipt will be submitted to the treasurer for reimbursement.



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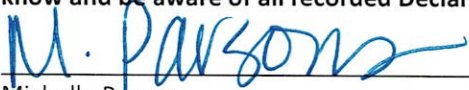
9. Proposed next HOA Board

Meeting: May 24, 2021

10. Board Member action plan


- a. Michelle - Submit receipts to Treasurer, review Property Code, send email to community with update on voting.
- b. Calab - Create HOA board email address by May 14th
- c. Susan - to be completed by May 24th board meeting
 - i. Provide board members with the specific Texas Property code chapters and sections that state the voting process and the acceptance process by the board so the board is informed.
 - ii. Will be prepared to present information/quotes on HOA Board insurance.
- d. Emily - Take minutes from last meeting for Kevin to sign, complete current minutes and email draft to Board for review.
- e. Amy
 - i. Outreach to neighbors who are past due on dues by May 24th.
 - ii. Reach out to David about the insurance that Mr. Hencken says the HOA has in place.
- f. Kevin - Respond to members who submitted any plans of buildings over 1200sf - Changes to the Bylaws have not been approved by board at this time or filed with the state yet. The options for members are to build a 1200 or wait until the process of voting is completed and changes are filed with the state.

If an error or conflict with the recorded Declarations is presented or omitted in these handouts or information given at this meeting that the recorded Declarations prevail. The information presented in this handout is a best effort from the board to communicate with HOA members. It is the responsibility of HOA members to know and be aware of all recorded Declarations. Thank you.



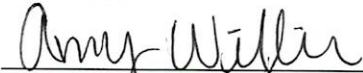
Michelle Parson

Title: President



Susan Cook

Title: Vice President



Amy Williams,

Title: Treasurer



Emily Cain

Title: Secretary



Calab Crow

Title: Community Liaison