



Welcome Home

April 2021 HOA Meeting Minutes

1. Call to order (President)
 - a. 04.1.21 from 6:30 pm
 - b. Meeting adjourned at 7:40
 - c. Board Member Attendance: Michelle Parsons, Susan Cook, Emily Cain, Calab Crow, Amy Williams, Kevin McGhee
 - d. Community Member Attendance - sign-in sheet to collect updated information
2. Review and accept minutes from last meeting (Secretary - Emily) - minutes approved
3. Board Member/ARC Director Introductions
 - a. Michelle Parsons, President
 - b. Susan Cook, Vice President
 - c. Emily Cain, Secretary
 - d. Amy Williams, Treasurer
 - e. Calab Crow, Community Liaison
 - f. Kevin McGhee, ARC Director
 - g. Introductions of attending members (sign-in sheet)
4. Treasury report/Update on bank account (Treasurer)
 - a. Most recent statement - \$27,985.02 (03.31.21)
 - b. Recent expenditures - \$50 Easter Bunny
 - c. Deposited dues that have been paid.
 - d. Two signatures on any checks - Michelle Parsons, Emily Cain, Amy Williams, Susan Cook on the account.
 - e. Any purchase/payment over \$1,500 must be approved by the Hencken Ranch community.
5. ARC update (ARC Director)
 - a. Notification letters were sent to lots that need landscaping maintenance.
 - b. One lot - waiting on court and deed records to find out who owns that lot.
 - c. The official HOA process has been developed and adopted by the board. The first Bylaw violation is a verbal reminder by Board Member/ARC. If the violation is not corrected within 1 week (or agreed upon date), an official written notice is sent to the homeowner stating the violation and action required. The third notification, from the same offense, results in the designated fine.
 - d. Landscaping deadline for new properties is 12 months from home construction completion. Article 4.26 in the bylaws provides information about landscape expectations and requirements.
 - e. Speed bumps - The HOA board is reviewing options for speed bumps to be installed in the community.
 - f. Request nominations for additional ARC members. If interested, send an email to henckenranchestatearc@gmail.com



Welcome Home

6. Scheduled Agenda Items (Vice President and Treasurer)

- a. The First Annual Hencken Ranch Easter Egg Hunt was a success. Things learned: Children will be excited to hunt eggs and there is no stopping them. In the future, if we have an event for the kids, we will begin the activities at the assigned time. Please make sure you are on time, especially if you have children that will be participating. The adults had just as much fun as the kids. It was nice having the opportunity to meet each other, visit, and continue to build our community.
- b. We are currently accepting bids on landscaping around the mailbox area and the wells. We have requested multiple quotes for review.
- c. We are also pricing options for an entrance sign. There are some challenges on the placement of signs, due to the development's layout. We are considering options and are willing to put it out to bid. If you have ideas or referrals, please let a board member know.
- d. HOA designated mailbox: The board is working to request a separate mailbox through USPS. We hope to have an update for you by our next meeting.
- e. If an owner chooses to combine lots, they must do so formally, with an official replat of the property through Tarrant County. Once approved by the county, the replat should be submitted to the HOA for approval. If you have not done so, HOA dues for each lot owned, must be paid.

7. HOA reminders (President)

- a. The state law for the speed limit in residential areas in the state of Texas is 30 MPH. This is posted by the county on both Hencken Ranch and Ben Day Murrin Road. Drivers need to slow down. This includes reminding your guests and children to be mindful and aware of their speed. We are a family-friendly community with young children and pets. The weather is getting nicer and our neighbors are out and about enjoying our community.
- b. Please help keep our community clean. If you see trash, pick it up. If you are building, please remind your builder to clean up at the end of each day.
- c. Lawn maintenance - it is that time of the year. Please mow your lawn in a timely manner as to avoid the violation process. This includes your backyard. See Article 4.26 (mentioned above) in the bylaws for information on expectations and requirements.
- d. Cars should be parked on driveways, not in your yard, on the street, or on undeveloped property. Exceptions would include large get-togethers, holidays, parties, etc. Please refer to Article 4.22 in the bylaws.
- e. Left over building supplies need to be put away or removed. The expectation is all bricks, stones or other building material are not visible when driving through



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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.

M. Parsons

Michelle Parson

Title: President

Susan Cook

Susan Cook

Title: Vice President

Amy Williams

Amy Williams

Title: Treasurer

Emily Cain

Emily Cain

Title: Secretary

Calab Crow

Calab Crow

Title: Community Liaison

K. Mcghie

Kevin Mcghie

Title: ARC Director