



## HOA Board Meeting Minutes

May 19, 2026

**Meeting Time:** 6:02 PM – 7:00 PM

### Board Members in Attendance

- Al Schiffner
- Andrew Matson
- Emily Lafleur
- Christopher Killion
- Slav Kononenko

The HOA Board met to review ongoing community projects, financial updates, covenant matters, and upcoming initiatives. Below is a summary of the key discussions, approvals, and next steps for the community.

### Financial & Administrative Updates

- HOA bank accounts have been updated. Christopher and Emily were added as authorized members, and Michelle Parsons was removed.
- Paper bank statements were discontinued, resulting in minor cost savings.
- HOA taxes have been completed and filed. Total filing costs were approximately \$400, and all records are on file.
- Records retention and cloud storage organization have been completed.

### Hencken Ranch Estates Entrance Sign Removal

The Board voted to move forward with demolition of the deteriorating Hencken Ranch Estates entrance sign due to safety and maintenance concerns.

Approved Plan:

- Contractor bid approved at: \$1,750
- Work will proceed once proof of insurance and business credentials are received.
- The secondary corner sign will remain in place.

The Board also discussed the long-term possibility of future signage improvements near the southern entrance.

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## **HOA Board Meeting** Minutes (Continued)

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### **Drainage Easement Repair**

The Board approved a drainage easement repair project to address erosion and improve water flow before rainy season.

#### Scope of Work

- Regrading and smoothing the drainage channel
- Filling erosion areas using existing on-site dirt
- Additional rock may be added if necessary

#### Estimated Cost

- Approximately \$2,000–\$2,500

This repair has been designated as the community's second priority project after the sign removal.

### **Private Road Maintenance Update**

The Board reviewed ongoing concerns regarding Hencken Ranch Estates private road maintenance, including:

- A sunken manhole cover
- Road cracking requiring sealant

#### Current Repair Estimates


- Manhole repair: approximately \$4,500
- Crack sealing: approximately \$4,700
- Total projected repairs: approximately \$9,000–\$10,000

At this time, road repairs are being temporarily deferred pending:

1. Follow-up with the Tarrant County Commissioner regarding possible county involvement or transfer of road maintenance
2. Legal clarification on whether HOA member approval is required for expenditures at this level

The Board is also exploring whether non-HOA property owners who use the private road may contribute toward future maintenance costs.

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## **HOA Board Meeting** Minutes (Continued)

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### **CCR Amendment Review**

The Board is currently reviewing proposed updates to the community CCRs (Covenants, Conditions & Restrictions).

Topics under discussion include:

- Burning of debris
- Mother-in-law suites
- Propane tanks

A working session among board members will be scheduled before the proposed language is submitted to HOA legal counsel for review. Once finalized, amendments will be presented to the community for voting consideration.

### **Covenant LLC Lien Issue**

The Board discussed concerns regarding Covenant LLC and recent reports of a 1% transfer/lien assessment appearing during home sales.

Several homeowners have expressed concerns regarding the validity and enforceability of these claims. The Board is currently:

- Gathering documentation
- Consulting legal counsel
- Exploring a coordinated community response

A subcommittee will be formed as additional information becomes available.

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## **HOA Board Meeting** Minutes (Continued)

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### **Annual HOA Dues**

2026 Annual Assessment

- \$350 per property

### Billing Timeline

- Invoices will be mailed and emailed beginning June 1, 2026
- Payment due date: July 1, 2026

### Payment Options

- Check by mail to the Hencken Ranch Estates HOA PO Box 126572, Benbrook TX 76126
- Online payment options (including QR code)
- ACH payments (pending final setup approval)

### Please note:

- Credit card and ACH processing fees will be passed directly to the homeowner using those payment methods.
- Payment plans are available for homeowners experiencing financial hardship. Residents are encouraged to contact the Board directly if assistance is needed.

### **Community Reminders**

As summer begins, the Board asks all residents to help maintain community standards by:

- Mowing lawns regularly
- Maintaining fence lines and landscaping
- Communicating with the Board in advance regarding temporary trailer or RV parking
  - Temporary parking notifications can be sent to: [hoa.board@hencken.org](mailto:hoa.board@hencken.org)
  - Please include anticipated start and end dates.

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## **HOA Board Meeting** Minutes (Continued)

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### **Community Events**

The Board is planning a summer community gathering, potentially around the 4th of July weekend. More information will be shared as details are finalized.

The Board also plans to continue holding mid-year community Zoom meetings to encourage resident participation and transparency.

### **Landscaping Update**

Community landscaping maintenance is ongoing. Recent drainage ditch mowing and common area maintenance were completed and appreciated by the Board and residents.

### **Current Priority Projects**

1. Entrance sign demolition
2. Drainage easement repair
3. Road maintenance evaluation and legal review

### **Next Steps & Ongoing Action Items**

- Finalize sign demolition contractor documentation
- Coordinate drainage repair scheduling
- Follow up with Tarrant County regarding private road discussions
- Continue legal research regarding Covenant LLC liens
- Finalize CCR amendment draft language
- Distribute annual dues invoices by June 1st
- Plan upcoming community event

Thank you to all residents who participated in the meeting and continue supporting the Hencken Ranch Estates community.

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