



Welcome Home

HOA Board Meeting

Call to Order: 6:10 PM 4/8/2025

Board Members in Attendance:

Michelle Parsons, Andrew Matson, Al Schiftner, Emily LaFleur & Slav Kononenko.

Members: Kris Savage

1. Treasurer's Update:

- 2024 EOY Summary updates coming with reconciliations.
- Discussed costs associated with common areas maintenance.
 - Al to renegotiate with Magnolia & obtain other bids.
 - Pause landscaping services until we have new quote.
- Treasurer discussed budgets for 2025 & 2026. Still working on obtaining all data.
 - Reviewed keynote presentation / Financial Report.
 - 2025 Budget and Financial Plan.
 - Strategic Goals and Recommendations.
 - Financial Report - Treasurer & Finance Focus.
- HOA insurance proposal briefed.
 - Board approved proposal.
 - In an effort to lower our premium, Al will obtain more proposals for the Board to consider.
- Taxes to be filed before May 15th.
- HOA Account Access: Pinnacle Bank
 - Add: Andrew Matson & Al Schiftner. Maintain: Michelle Parsons
 - Remove: Amy Williams & Caleb Crow.
- HOA expense payments to Community members:
 - Al Schiftner: \$72.99
 - Easter reimbursement with Emily.

2. Community Events Chairperson's Update: (Emily LaFleur):

- Budget Allotment - Requests \$1,500/annually
- Future Events:
 - Halloween / Fall festival
- Community Events:
 - Dinner Club, Cook Book Club, Puzzle Club, Beach Day, Food Pantry drive, Blood Drive

3. Document Updates with County Status:

- Franchise Tax Account
- Franchise Management Certificate
- Statement of Change Registered Office

- Board will update when Treasurer turnover completed.

4. Regular Assessment Collections discussion:

- Invoices e-mailed and mailed to all community households by May 26 by Treasurer.
- Invoices will go through GoDaddy Website.
- Overdue assessments:
 - 2 outstanding from 2024.
- Collection Steps per policy:
 - 10 days past due date - Reminder Statement & \$25 fine.
 - 30 day later - Demand Statement & additional \$25 fine.
 - 45 days later - all delinquent accounts turned over to the attorney for collections.
 - Attorney will handle liens and foreclosure processes.
 - Members have right to payment plans under Texas Law.

5. Violations Identification discussion:

- Reviewed past violations.
- Update Violation Tracker by April 24th.
- Next round before May 1st.
- Propane tanks - Discussion held on Property Owner's displeasure at annual Meeting of the Members in regards to propane tanks. Board agreed to temporarily pause propane enforcement and survey the community to find if a CCR update for propane tanks is desired. See agenda item 12 below.

6. Records Retention Compliance

- Treasurer gathering records to determine where Board stands.
 - Provide update next meeting in July.
- Discussion held on where to maintain the records.

7. Mailbox Shortage Discussion:

- One Property Owner without a mailbox.
- Board to consult with attorney for options moving forward.

8. Administrative Policies discussion:

- Board to proceed on:
 - Records inspection and retention policy &
 - E-mail Registration
- Board to hold on:
 - Rainwater harvesting
 - Solar panel and energy efficient roofing
 - Property improvement
 - Standby electric generators

9. Hencken Ranch Common Area Damage Update:

- Al to follow up with County on:
 - Missing stop sign.
 - Sunken storm drain cover.
 - Ben Day Murrin N depressions.
- Al to contact Army Corps of Engineers on:
 - Drainage culvert.

- Discussion was had on gating off the entrance of our private road. Property owner access only.

10. Gas Well Maintenance Discussion:

- Fencing is deteriorating and leaning in areas.
- PVC piping on ground.
- Driveway needing gravel.
- Noise survey / Void

11. Community Directory update:

- Emily to reach out to all members of the community via phone / Email / door-to-door
- QR Code on mailboxes
- Printed Directory / Possibility

12. CCR amendments discussion:

- Board to survey property owners to determine interest.
 - Burning Debris (4.18)
 - Guest Homes / Mother-in-law suites (4.15)
 - Propane tanks (4.13)
- Board to review Regular Assessments (8.05)

13. Meeting Transparency Discussion:

- Per Texas Law, HOA meetings are considered "Open Meetings". We are complying with meetings announcements, agendas, minutes, etc..
- Discussion had on meeting locations and methods to make meetings open virtually to property owners with Facebook live, Zoom, others.
- Discussion had on recording meetings Facebook live
- Tech capabilities

14. Common areas maintenance discussion:

- Board reviewed current lawn care and costs.
 - Board concurs that costs spent on landscaping has to be cut.
- Board discussed removing cutting some areas and let them grow naturally.
 - The 1,800 linear feet of Hencken Ranch Rd.
 - Corner in front on Hencken lot - Cutter Corral Rd.
 - Drainage easement that leads out to the Federal Park lands.

Open Discussion: Community Members

- Keeping our community safe
 - Gate
 - Community lights

Adjournment @ 8:18 PM