



Welcome Home

HOA Members Meeting 10/08/2024

Call to Order 6:34pm

Agenda Items

- Welcome to new members!
- Thanks to new ACC members
 - Jamey Cain and Cody Warner
- Financial Update
 - 2024 Dues 30% unpaid
 - ~\$7,800 spent to date: community maintenance (mowing, administrative, website, PO Box)
 - Current balance ~\$35,000
- Upcoming Board Elections (2 seats opening)
 - Election for two opening seats will be in January 2025
 - Email to follow in December
 - Interested in joining the HOA? Email your bio to HOA email.
- Interest in trailers not having to be stored inside a closed garage per CCR's 4.21
 - Gauge interest in next email, if there is enough interest, then the Board will move forward with the process of research etc....
 - (Process is research other HOA policies regarding trailers, tailor it to Hencken Ranch, neighborhood vote, submit to lawyer, review, file, update CCR)
- Septic tank smell and maintenance
 - Reminder will be posted on website
 - Encourage residents to reach out to their septic maintenance provider
- Violations Enforcement
 - Updated document is posted on the website
 - The goal is "fair and reasonable enforcement" of CCR
 - Discussion and breakdown of the following items: building supplies, trash cans, propane tanks, landscaping/flowerbeds, burning
- Collections Policy
 - GoDaddy invoices, online payment options, ease of fee assessment
 - Invoices to follow October 17, 2024 Board Meeting
 - Fees will be due with annual July assessment

- Courtesy notice of violation > number of days to fix violation > official notification of violation
- Refer to page 9 #8 for repeated violation information
- Can't pay your dues? Contact the board. Payment plans are available (Per Texas Law)
- Current Violations
 - Board recently clarified common definitions
 - Law surrounding violations changed, board defined, submitted to lawyer for review, filed, next step is to enforce
- Open Floor
 - Community Directory: lawyer recommends no public directory
 - Watch your speed in the neighborhood, remind your guests to watch their speed when visiting
 - Neighborhood garage sale: community interest in next email
 - Gas well volume increase: contact gas well to conduct decibel test
 - Lawn equipment must be stored in garage
 - Dead trees must be removed
 - Be good neighbors! Be mindful of curb appeal and property appearance. For most of us, this is our forever home.

Adjourn 7:46pm

Minutes approved electronically on Oct 25, 2024.