



Welcome Home

HOA Board Meeting 07.11.2024

Call to Order 6:33pm

Attendance Michelle Parsons, Bryan Byrd, Amy Williams, Al Schiffner, Ashley Mortimer

Agenda

- **Dues**
 - Collected 26 assessments (55%)
- **Covenant Enforcement, Fining & Collection Policy**
 - Returned from lawyer 06/14/2024
 - Board needs to edit and return to lawyer
- **Chickens**
 - Survey of interest sent to property owners on 05/28/2023
 - Yea- price of eggs, taste, health and overall enjoyment
 - Nay- farm animal concern, undesirable wildlife, smell, reduction of property value
 - Not enough interest to move forward with vote to amend CCR
 - **Vote** to dismiss this amendment change – YES, unanimous vote
- **Property Add-On**
 - Hencken Ranch Phase III discussion
 - 4 lots are not in plat and will pay no dues and receive no maintenance
 - **To Do (Al)**: follow up with a third-party to conduct a real property records search
- **Administrative HOA Policies**
 - Drafts in progress, **To Do (board)** review drafts
 - Rain Water Harvesting, Solar Panel and Energy Efficient Roofing, Email Registration, Records Inspection, Copying & Retention, Property Improvement, Whole Home Generators
- **Records Retention Compliance**
 - Texas Property Code 209.005
 - Maintain records and provide within 10 days of request plus 5 day extension with reason
 - Certificates of Formation, Financial Books & Records, Account Records, Contracts, Meeting Minutes, Tax Returns
 - **To Do (Ashley)** Create Google email **To Do (Michelle & Ashley)** Create Google Drive Folders for Records Retention

- **Mailboxes**
 - 48 Mailboxes 47 Properties in Hencken Ranch Estates
 - Mailboxes are ours to manage
 - Post Office will lock out properties not within neighborhood and HOA to replace locks
 - **To Do (AI)** Contact lawyer regarding next steps to contact two property owners not in HOA
- **Common Area Erosion**
 - Quote \$27,500 for road/ditch work
 - Core of Engineers> what can we do to drainage area to address erosion?
 - **To Do (Bryan)** Estimate for ditch/erosion **To Do (AI)** Contact David Blacklock regarding road/ditch work
- **Board Vote on ACC Addition**
 - **Vote** to add Jamey Cain and Cody Warner – YES, unanimous vote
- **Defining Subjective Terms**
 - **To Do (AI)** Create a list of subjective terms and send to board for review
- **Changing Banks**
 - Discussion to switch to Texas Bank & Trust
 - Generate invoices for dues and covenant fining, deposits made through the app, online pay portals
 - **To Do (Amy)** gather more information and send to board for electronic vote
- **Financial Update**
 - Ending balance as of 05/31/2024 \$30,736.75
- **Discussion**
 - Board meeting visibility
 - Meeting minutes posted within two weeks
 - Facebook posts
 - **Vote** 07/02/2024 to impose a penalty for a variance – YES, unanimous vote

Executive Session

Adjourn 8:08pm

Minutes approved electronically on July 24, 2004