

Hunters Creek North Neighborhood Association
Monthly Homeowners Meeting

Date: Thursday July 13th, 2017

Location: 13267 Hunters Lark (Sandusky home)

The July meeting of the Hunters Creek North Homeowners Association was called to order at 6:35 PM by President Linda Lopez-George.

Board members present: Linda Lopez-George, Lorenza Sandusky, Ed Hade, Scott Rainone, and Don Nield. Absent (excused): Chuck Bowen

Residents present: Ted Ownsby, Gary Ferree, Allen Thompson, Peter Haller and Jim and Debby Monroe.

The meeting minutes of April 6th, 2017 were reviewed. Motion was made to accept the minutes by Ed and seconded by Lorenza. **Approved.**

President's Report:

Linda discussed the legal opinion from Buck Benson in response to the letter received from attorney Ben Youngblood representing "concerned neighbors" on the process for voting on the revised covenants.

After Benson discussed the case with Ben Youngblood, the outcome was that the board was operating within the covenants and Texas law. Using the vendor and the duration of voting is legal.

To date 92 votes are recorded. The board was encouraged to visit with our neighbors to vote on the 14 issues on the ballot.

Correspondence from the city on the Tricentennial celebration in 2018 was shared. Linda proposed that we find some appropriate way for us to commemorate this milestone event in our neighborhood.

Linda also reminded everyone that October 3 is National Night Out. Because of the size of the neighborhood two paleta carts will be rented this year to reach more neighbors.

After the trial success of yoga at the pool cabana on July 4th, a survey of residents to see if a weekly yoga class would be feasible was suggested by those who participated. The cost is estimated at about \$45 per hour. The survey will be included in the Aug/Sept newsletter.

Treasurers Report:

In the absence of Chuck, Ed covered the financial report on his behalf.

Total assets: \$62,500.10 as of July 4th, 2017.

Dues collection is 100% of mandatory members with an additional \$6,297.50 from voluntary Unit 2.

We are tracking with our proposed budget performance for the year so far.

A discussion followed regarding the 3% Quick Books credit card processing fee. Specifically should we continue to absorb this fee or add to the due this fee for members who choose the credit card payment. Both sides of the issue were discussed. The **consensus** was to bring this forward as an action item in the October meeting when the 2018 budget is reviewed and finalized for the annual meeting.

Queens Forest Swim and Tennis Club

Dan discussed the current needs of the pool regarding both algae buildup and the condition of the lighting and the plaster surface. The pool has been closed since last weekend due to this issue. Available capital funds will cover the replastering and new LED inground pool lights. However, the decking would be done in spring 2018 requiring the pool to close, Linda proposed the board to consider providing the \$8000 capital allocation now to have the decking and replastering done at the same time.

Motion by Ed and seconded by Dan. **Approved.**

Capitalizing on the CPS Energy conservation rebate program, the exterior lights were replaced with LED fixtures.

Park Forest is committed to the capital fund and will continue to make annual contributions as requested by QFS&TC.

Jim and Debby Monroe expressed concern that without proper testing of the pool water we could be leaving ourselves open to potential liabilities.

After a brief discussion, water testing will occur before repairs to the pool begin.

Linda has already contacted Hunters Creek Recreation Club about allowing our members to use their pool while ours undergoes repair. Each HOA will pay the guest fee of \$3 per person for their respective homeowners who choose to use the Hunters Creek facility.

Committee Reports:

Beautification and Landscaping:

Ted spoke of the improvements to plantings at the Lolckhill Selma entrance and increased mowing and weeding.

ACC:

Lorenza met with Allen Thompson to review the scope of responsibilities of the ACC and his role as chair.

The new operations and procedures for AAC reviewed and scrubbed by the board at the April meeting was **approved by consensus**.

Hospitality Reports:

Ed reported that he and Norma had welcomed new resident Michelle Saunders and provided the usual package of items including the directory.

Motioned to adjourn by Ed and seconded by Lorenza. **Approved.**

Meeting adjourned at 7:50PM