

Hunters Creek North Quarterly Board Meeting

Wednesday January 23, 2021

Buck Residence/ Google Meet

The Meeting was called to Order at 2:08 by President Kristin Buck

Board Members Present: Kristin Buck, Leo Saavedra, Peter Haller, Krista Vizuite, Jay Elizalde

Other Attendees: Dan Heinchon, Linda Lopez- George, Ed and Norma Hade, Ted Ownby

The minutes of the Annual Meeting on November 17, 2020 were approved. Motion to approve minutes made by Leo and seconded by Krista Vizuite

President's Report – Kristin Buck

- Tennis Court/ Pool Status- A leak has been identified in the pool. The tennis pro is no longer conducting at the courts.
 - o Pool Update
 - Dan Heinchon called on to give update from the QFSTC. He reported leak detection company came in and found a known crack in the deep end due to movement of soil below swimming pool. A few small plumbing leaks found but can be addressed easily. The QFSTC is discussing best options to repair leak Will likely take 4000 or so to repair. Until that time, the pool is remaining unfilled. Should be repaired prior to swim season starting. Conversation ensued regarding best course to repair ultimate issue or what cost effective alternatives exist. Question regarding total expenditures on pool repair.
 - Idea recommended to form task force to get more details regarding cost, future ideas/solutions and perhaps to look big picture of even starting from scratch, looking at new ideas. Possibly just fill into make it equal depth to the rest of the pool?
 - o Tennis Court
 - Dan Heinchon reported lights are being left turned on and will turn off at 10PM and due to the timers it will turn back on in the AM. Dan was considering placing a timer on the lights. Linda suggests sending email to remind as well. Linda asked about windscreen repair done and power washing for the courts. Current president of QFSTC is moving so they are looking for a new president.
- President/Treasurer Transition - Leo and Kristin are working closely to ensure smooth transition.
- Additional Board Members/Replacing Landscape Chair

- Ted would like to resign from landscaping chair and we are looking for an additional four people. Linda suggested we write up a description and put in the next newsletter. Krista suggested creation of Garden Club to help make the effort shared amongst a group instead of an individual.
- Jay Elizalde has volunteered to join board as well as Ed Hade. Peter raised a motion to approve the new board members and Leo seconded the motion. All in favor.
- Properties in disrepair – We have had several discussions in prior meetings about 2 houses in the neighborhood which are in disrepair. One home is in a short sale situation on Hunters Brook and has been purchased by an investment group. The other home is on Hunters View which was foreclosed several years ago and is in significant disrepair. Wells Fargo owns that foreclosed house and there is still an individual living in the home. The homeowner has filed numerous court cases and is due to be heard by the Texas Supreme Court in February. We will hopefully have more information at that time about who is financially responsible to repair the home at that time.

Treasurer's Report- Leo Saavedra

- Leo gave update on his successful transition to the role of Treasurer
- Leo will be working on addressing 2019 and 2020 taxes for the neighborhood and has filed 1099 for Landscaping Company and Officers
- Financial Report Reviewed
 - Total assets: \$38,536.27 (Checking, Savings, CD Accounts)
 - Mandatory: \$48,940.00 (2020 dues collected)
 - Voluntary: \$4,925.00 (2020 dues collected)
 - Transfer & Refi fees: \$3,420.00 (47% of budget)
 - 2 pending homes, 1 foreclosure, 0 active, 0 refinance
- Dues status – 2 homes have not paid for 2020
- Leo will be posting the financial report on the website

Committee Reports

- Architectural Control Committee- Jay Elizalde
 - Jay met with John Koch and has been updated on how the ACC functions
 - Jay has approved fence construction for one property and gave guidance to another homeowner.
 - No other outstanding issues
- Beautification & Landscaping Committee – Ted Ownby
 - Ted reported on the landscaping. He is looking for space to store some containers from Christmas.
 - Ted wants to work on Hunters Rock entrance and will work on spring planting
 - We will send out in newsletter and address how to invite others to participate in a safe manner for this outdoor activity.
- Communications/Newsletter – P. Haller

- Will send out request for directory updates- will plan to request any updates and send a PDF version via email to the HOA members
- Welcome new neighbors in newsletter
- Need to update tabs on website, add new board members
- Hospitality Committee - Ed Hade
 - 2 new neighbors have recently moved in. Ed has given survey to new neighbors.
- Social Committee – Krista Vizuete
 - Potential outdoor movie night or live music late March or early april
 - Tentative memorial day event Saturday though specifics will be left up to what is appropriate in regard to COVID at the time
- Safety and Security – L. Saavedra
 - Patrol logs reviewed – Leo reports no significant activity aside from closing garage doors

New Business:

- New Board Members needed
- Possible need for pool task force
 - Ed Hade knows an engineer he might be able to discuss with
 - Jay Elizalde will be in contact with other companies

Next Meeting: April 17th, 2021 at 2 pm

Motion made to adjourn at 3:24 by Peter and seconded by Jay