

**Minutes of the Called Meeting of the  
Horse Creek Ranch Homeowners Association Board of Directors  
Thursday, September 8, 2005**

The meeting was called to order at 7:45 PM by Roy Martin (President) in the house of Roy Martin. A voting quorum verified as present.

Board Members in attendance were Gina Chavez, Suzan Gamble, Mike Fowler, Roy Martin, Doug Musel, Richard Spindle and Dick Van Dyke.

Homeowners in attendance were Melisa Blye, Jeanea Chavez (Gina's daughter), Deborah Musel, Lynn Mayo and Sandy Van Dyke.

**Minutes**

The minutes of the Thursday, July 21, 2005 Quarterly Board meeting were read by Richard Spindle. A motion was made by Dick Van Dyke to accept the minutes and seconded by Gina Chavez. The motion passed.

**Insurance Proposal**

In response to a request at the July 21 Quarterly Board meeting, a review was delivered by Sandy Van Dyke of possible insurance coverage for the Board of Directors. Two policy options were reviewed: 1) Directors and Officers insurance (yearly cost of \$610.00), and 2) Commercial General Liability insurance (yearly cost of \$926.71).

A motion was made by Doug Musel to authorize Dick and Sandy Van Dyke to proceed with the purchase of the Directors and Officers insurance and for the Secretary Treasurer to expend the funds for that. The motion was seconded by Mike Fowler. The motion passed.

Further discussion occurred over the Commercial General Liability insurance option. It was decided that additional information was needed. Dick Van Dyke and Richard Spindle would investigate the options for some form of general liability coverage for the Board and HCRHA.

**Architectural Control Committee**

A report was delivered by ACC Chair Mike Fowler, in response to the July 21 Quarterly Board request to investigate a possible violation on Tract 2 (Phase II). After discussion it was decided that the Board needed legal clarification on certain points within the deed restrictions. A motion was made by Richard Spindle for the Board to contact the law firm of Sherman Stearns (of McGregor, Texas) for a legal interpretation of certain points of

the deed restrictions and whether Tract 2 was in violation. That legal research service could not exceed \$500. The motion was seconded by Gina Chavez. The motion passed.

A motion was made by Richard Spindle authorizing Roy Martin to contact the law firm of Sherman Stearns to contract the aforementioned service. The motion was seconded by Mike Fowler. The motion passed.

### **Secretary Treasurer Vacancy**

Roy Martin announced that Paula McCown had resigned her position of Secretary Treasurer and that the Board needed to fill that vacancy as quickly as possible.

A motion was made by Doug Musel to nominate Dick Van Dyke as interim Secretary Treasurer. Dick Van Dyke accepted the nomination. A second to the nomination was made by Richard Spindle. The election was unanimous and Dick Van Dyke accepted the position of Secretary Treasurer.

### **Other Business**

A complaint was lodged, stating that the wrecked trailer on Tract 10A was an obvious violation of the deed restrictions and although the owner had been informed by neighbors months prior, no action had been taken to remove it. The owner has yet to accomplish that cleanup. It was the unanimous decision of the Board and of the ACC chairperson that this was indeed a violation of deed restrictions.

A motion was made by Richard Spindle that the Board President send a letter to the property owner of Tract 10A demanding the removal of the wreckage from the property. The motion was seconded by Gina Chavez. The motion passed.

A motion to adjourn was made by Richard Spindle and seconded by Gina Chavez. The motion passed and the meeting adjourned at 9:35 pm.