

**Minutes of the Quarterly Meeting of the
Horse Creek Ranch Homeowners Association Board of Directors
Saturday, October 15, 2005**

This meeting was combined with the annual fall homeowner get-together and barbeque. HCR property owners began congregating at the home of board member Gina Laranga at about 12:00 noon. The board meeting was called to order at 1:55 PM by Roy Martin (President) in the house of board member Gina Laranga. A voting quorum was verified as present. Board members in attendance were Mike Fowler, Gina Laranga, Roy Martin, David Mundt, Doug Musel, Richard Spindle, Bob Taylor, Dick Van Dyke and Ray Ward. Approximately 25 additional property owners were in attendance, however a roster is not available

Approval of Minutes

The minutes of the Tuesday, October 11, 2005 Called Board Meeting were read by Richard Spindle. A motion was made by Dick Van Dyke to accept the minutes and seconded by Mike Fowler. The motion passed.

Treasurers Report

A report of expenses and account balances was delivered by Secretary Treasurer Dick Van Dyke.

Fill Board Vacancy

Board member Amie Baird has moved away, not attended a meeting in the last year, but never tendered a resignation of her board membership. The board was to vote to vacate that position and poll the membership for nominations to fill the position.

The motion to vacate the position was made by Richard Spindle and seconded by Bob Taylor. The motion passed.

The Association membership was polled to see if there were nominations to fill the position. There was a single volunteer and nomination, that of property owner Don Musel. With a single nomination available, the motion was made by Gina Laranga to elect Don Musel into the board membership vacated by Amie Baird. The motion was seconded by Richard Spindle. The motion passed and Don Musel was welcomed onto the board.

Approval of Procedure to Allow Non-Board Members to Serve On Committees

Roy Martin explained that it was difficult to maintain a viable number of committee members on both the Wildlife Management and the Architectural Control Committees. He requested that the HCRHA Operating Procedures be amended such that property owners who are non-Board members be allowed to serve on those committees. That

procedure should still require that the chairperson of each committee be a board member, however the remaining members could be non-board members.

A motion was made by Richard Spindle that the Operating Procedures be amended to allow non-board members who are property owners and who are paid in full on HCRHA membership dues be allowed to serve on the Architectural Control Committee and the Wildlife Management Committee, but that the chairperson of each of those committees still be a board member. Dick Van Dyke seconded the motion. The motion passed.

Wildlife Management Committee Report

1. New County Auditor - Roy Martin reported (in place of WMP Chairperson Suzan Gamble who was not able to attend today's meeting) that he and Suzan were to meet next Friday with the Bell County tax auditor who informed HCRHA that he was now the auditor of all wildlife management plans in the county. It is now his responsibility to certify the individual WMPs as in (or out of) compliance. If there were any significant changes required to the plan by the auditor, a letter discussing the changes would be sent out to the membership after that meeting.
2. Deer lottery – Roy Martin announced that we would conduct another deer hunt lottery, after we received the confirmed results from the Parks and Wildlife biologist dictating the number of deer that could be harvested from HCR this year. We had received numbers, however questioned them and not yet received confirmation of those numbers from the biologist.
3. Deer Feeders – Bob Taylor gave a report of the location of deer feeders and maintenance of the deer feeder program. He requested volunteers to assist on filling the feeders. He also suggested that it was time for those property owners who wanted to plant food plots for deer, to do so soon.

Architectural Control Committee Report

ACC Chairperson Mike Fowler requested that all property owners report any possible building violations (as outlined in the property deed restrictions) to him. He also asked for volunteers to join the ACC. Property owners Alma Musel and Dannie McDorman volunteered to serve on the ACC. Their membership on the ACC was accepted by popular consent of the board.

A further motion was made by Dick Van Dyke that it be adopted as a standard procedure by the ACC that whenever a "property for sale" sign was displayed in front of any HCR property that the ACC send a letter to the agent and/or the seller, reminding them that the property was a part of the HCRHA and that the new owners would be accountable for those deed restrictions and HCRHA membership rules and regulations. The motion was seconded by Bob Taylor. The motion passed.

Next Board Meeting

It was motioned by Richard Spindle that the next board meeting be set for Saturday, January 21, 2006 at 9:00 AM at the house of Roy Martin. The motion was seconded by Ray Ward. The motion passed.

Adjourn

It was moved by Richard Spindle to adjourn the meeting and seconded by Mike Fowler. The motion passed and the meeting adjourned at 2:40 pm.

**Minutes of the Called Meeting of the
Horse Creek Ranch Homeowners Association Board of Directors
Saturday, February 11, 2006**

The meeting was called to order at 9:07 AM by Roy Martin (President) in the home of Dick Van Dyke. A voting quorum was verified as present. Board Members in attendance were Suzan Gamble, Mike Fowler, Gina Laranga, Roy Martin, David Mundt, Don Musel, Doug Musel, Richard Spindle and Dick Van Dyke.

Architectural Control Violation

The Board discussed the status of the deed restriction violation on Tract 2 (Phase II). Roy Martin reviewed events to date with a conclusion that the law firm Amsler & Amsler suggested they be allowed to request a motion for summary judgment. After conclusion of discussion, the following was moved by Dick Van Dike:

1. that we authorize Amsler & Amsler to request summary judgment, and
2. that Amsler & Amsler clarify for the Board the terms of, "complies with applicable law and resubdivision regulations," (as applied to a subdivision of property noted in section 7.11 of the deed restrictions).

The motion was seconded by David Mundt. The motion passed.

Adjourn

It was moved by Dick Van Dyke to adjourn and seconded by Richard Spindle. The motion passed and the meeting adjourned at 9:45 AM.

Horse Creek Ranch Homeowners Association

Board of Directors									
Last Name	First	Joined Board	Rotate off	Position	Address	Tract	Phone		
1	Fowler	Mike	Oct. '04	2008	Chair Architectural Control	16050 FM 107, Moody, TX 76557	20-A	853-9788	
2	Gamble	Suzan	Feb. '02	2009	Chair Wildlife Management	15540 FM 107, Moody, TX 76557	7 Phase II	853-9392	
3	Hines	Rick		2008		700 Austin Hines Drive, China Spring, TX 76633	Declarant	836-4000	
	Laranga								
4	(Chavez)	Gina	Oct. '04	2008		15750 FM 107, Moody, TX 76557	15-A	Cell 534-0771 Wk 742-1231	
5	Martin	Roy	'01 (?)	2006	President	465 TX Hwy 236 Moody, TX 76557	8A & 9A	853-9550	
6	Mundt	David	Apr. '05	2007		1050 CR 339, Moody TX 76557	Tr. 9 Phase I	913-6431	
7	Musel	Donald	Oct. '05	2006		3304 Lake Travis Ave, Killeen, TX 76543	14-A	254-681-2507	
8	Musel	Doug	Jan. '05	2009		235 TX Highway 236, Moody, TX 76557	11-A	254-466-7388	
9	Spindle	Richard		2007	Vice President	16010 FM 107, Moody, TX 76557	19-A	853-2156	
10	Taylor	Bob	Jan. '04	2007		126 FM 1996, Oglesby, TX 76561	1-A	254-405-3042	
					Secretary				
11	Van Dyke	Dick	Apr. '05	2009	Treasurer	15520 FM 107, Moody, TX 76557	5 Phase II	366-3855	
12	Ward	Ray		2006		1315 CR 338, Moody, TX 76557	21 Phase I	760-8783	