

HorseCreek Ranch Homeowners Association
Minutes May 6, 2006
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The meeting was called to Order by President Richard Spindle at 9:17 am at the home of Doug Musel.

Board members present Richard Spindle , President
 Doug Musel, Vice President
 Dick Van Dyke, Secretary/ Treasurer
 Roy Martin, immediate past president
 Rick Hines
 Suzan Gamble
 LeeAnn Mezzles
 Don Musel

A quorum was declared and the meeting was open for business.

Approval of the mailed agenda.

Two additional items were submitted and approved.

1. School board election
2. With draw of legal action re. Biersdorfer and Merek

These additional items were handled first.

Legal action. Spindle reported the receipt from our attorney Chris Harris showing the legal actions have been formally withdrawn.

School Board election. Van Dyke announced that the election for the Moody Independent school district will be held May 13. He handed out the CrossRoads, the Moody Chamber of Commerce news letter which contains the candidates bios.

Minutes: Doug Musel read the minutes of the April meeting with one correction, the date of the May meeting was shown as May 9th rather than the correct date of May 6th. It was moved by Roy Martin and Seconded by Suzan Gamble to accept the minutes as corrected. The motion passed.

The treasurers report was presented by Van Dyke. The opening balance for April was \$912.40. Revenues were \$450 and no expenses paid. The closing balance for April was \$1362.40. A motion was made by Martin to accept the report, seconded by Doug Musel motion passed.

Deer feeders. Doug Musel reported that all the feeders have been accounted for. It had been reported last month one feeder was missing but now located. All the feeders are at Frank Schwake's home. It was discussed how the feeders will be dispensed. It was agreed that they would be advertised in the Newsletter and on the web site. If more offers are made to purchase the feeders than available, a lottery drawing will be conducted.

Storage Building It was reported the building has been moved ,however it remains on Franks property. After a discussion on the selling or maintaining the building it was decided that that it would serve the Association well to keep the building for storage purposes. Doug Musel is to talk to Frank about the building being let on his tract.

Membership status.

Van Dyke reported that there are still a several members that are more than one year in the rears. Spindle told of his conversation with the Attorney Chris Harris and of the decision of the Board last month to

attempt to collect the past dues ourselves before hiring Mr. Harris.

Van Dyke reported that there are 35 members current with their dues 3 seriously past due 1 who has failed to respond to the demand letter thus far.

Wild Life Management Committee Spindle reported that he, Roy Martin and Doug Musel had met with Mr. Chesser to review the findings of the submitted plans combined with the walk through. Richard had accompanied the auditors on their walk over all the properties. Spindle reported that he felt the review was done professionally and that they accepted the Associations plan as well done and compliant to this point in the process.

All the properties are shown as not being in compliance. This status will remain until the next and last review and inspect in the fall.

There will be no tax adjustments for the year 2006 and there will be not 5 year charge back as long as Mr. Chesser is in charge.

After a lengthy discussion of the probable effects of the failure of more than the 30%. It was noted this would result in the disqualification of the Association. This would require each property to qualify individually.

It was decided that legal assistance be sought and possibly Plateau, the original assisting organization.

A motion was made by Roy Martin and seconded by Van Dyke that Richard Spindle check out the legal assistance possible and report back to the Board at the next meeting.

The motion passed with one no vote submitted by Suzan Gamble.

Don Musel reported that the **Bird House workshop** has been postponed due to the lack of interest.

President Spindle to place a notice in the next news letter for those interested or those who need assistance

Architectural Committee Spindle announced that David Mundt has resigned from the Board and thus the Chairmanship of the Committee.

Roy Martin moved that the President draft a letter to Mr. Sanchez regarding the condition of his property in particular the tires being "dumped" there. seconded by Don Musel motion passed.

It was by agreed the Board meetings will be held Monthly. The meetings will be scheduled the second Saturday of each Month.

Roy Martin moved that the meeting be adjourned and seconded by Doug Musel. Motion passed

The next meeting to held at the new home of Don Musel at 9am Saturday June 10th