

Meeting Minutes

Horse Creek Ranch Homeowners Association

Board of Directors Annual Meeting

January 20, 2007

Home of Douglas and Debra Musel, 235 HWY 236, Moody TX

Opening

Board President Richard Spindle opened the meeting at 9:15 AM and a quorum was verified.

In Attendance

Board Members present were:

Richard Spindle (President)
Douglas Musel (Vice President)
Dick Van Dyke (Secretary/Treasurer)
Roy Martin
Donald Musel
Michael Tipton
Suzan Gamble
Eusebio Tijnerina

Board Members not present:

Rick Hines (Declarant)

Additional Homeowners present were:

Melisa Bly
Ray Ward
Sandy Van Dyke
Mike Fowler
Beki Laird
Dennis Merath
David Mundt
Ina Ritz
Michael Smith
Frank Schwake

Last Meeting Minutes

Vice President Doug Musel read the meeting minutes from the November 4th 2006 Meeting. Roy Martin moved that the minutes be approved. Seconded by Doug Musel. The Board passed the motion unanimously.

Financial Report

Secretary/Treasurer Dick Van Dyke presented the financial report. The December closing balance is \$677.64. Eusebio Tijnerina made the motion to accept the financial report, seconded by Michael Tipton. The Board passed the motion unanimously.

Old Business

Past Dues Collection

President Richard Spindle reported that homeowners with delinquent accounts were reduced to just three. One homeowner being in chapter thirteen realignment, another selling their property, with only the third property owner refusing to pay. A lien will be filed on the third homeowner's property.

Wildlife Management

President Richard Spindle, acting as the Wildlife Management Chairperson, reported that he has been in contact with Ms Tammy Ushan of the Bell County Tax Assessors Office. She is scheduled for property visits for the week of 22 – 26th of January. Mr. Spindle will contact homeowners of the schedule after talking with her on the 22nd of January. He felt that upcoming inclement weather may affect her timetable but homeowners should prepare for her visit in any event.

Richard clarified to the members at this meeting that the homeowners association will not be allowed by the Bell County Tax Assessors Office to act as the Wildlife Manager for the property owners and that the responsibility now falls on the individual landowner. Additionally, the Bell County Tax Assessors Office will not consider tracts in Legend Oaks to be part of the wildlife management area.

Architectural Control

Vice President Douglas Musel reported no new issues or noted violations.

Dick Van Dyke made a motion, seconded by Eusebio Tijerina, that Don Musel finalize a written procedure for "deed restriction violation complaints" and distribute it to the board members for their review so it might be implemented into the ACC standard operating procedures at the next scheduled board meeting. The Board passed the motion unanimously.

New Business

Election of Board Members

Nominations were taken for the three vacant Board Member positions.

Roy Martin nominated Dennis Merath to the first of the vacant board positions. Seconded by Michael Tipton. Dennis was unanimously elected by oral vote.

Susan Gamble nominated Beki Laird to the second vacant board position. Seconded by Dick Van Dyke. Beki was unanimously elected by oral vote.

Doug Musel nominated Mike Fowler to the third vacant board position. Seconded by Beki Laird. Mike was unanimously elected by oral vote.

Roy Martin noted that the recently elected board members were not necessarily assigned to specific vacant positions on the board and as a result is leading to some confusion over the rotation schedule of board members. Roy Martin made a motion, seconded by Eusebio Tijerina that President Richard Spindle be give discretion to review the past records and assign any past board members in question and newly elected board members to vacant positions on the rotation schedule and report the revised schedule at the next regular meeting. The Board passed the motion unanimously

Election of Executive Officers

Nominating Committee Chairperson, Eusebio Tijerina announced the executive officer nominations of Richard Spindle to the position of President, Douglas Musel to the position of Vice President and Donald Musel to the position of Secretary/Treasurer. Dick Van Dyke made a motion, seconded by Eusebio Tijerina, to acclimate those board members into those respective positions. The Board passed the motion unanimously.

Election Of Committee Chairpersons

Douglas Musel was nominated to the position of Architectural Control Chairperson by Dennis Merath and seconded by Eusebio Tijerina. Doug was unanimously elected by oral vote.

Dennis Merath was nominated to the position of Wildlife Chairperson by Dick Van Dyke and seconded by Eusebio Tijerina. Dennis was unanimously elected by oral vote.

Next Quarterly Meeting and Adjournment

Dennis Merath made a motion to set the next quarterly meeting for Saturday the 21st of April 2007 at the home of Richard Spindle. Seconded by Eusebio Tijerina. The Board passed the motion unanimously

Roy Martin made the motion to adjourn, seconded by Doug Musel. The Board passed the motion unanimously

Meeting Minutes prepared by Secretary/Treasurer, Donald Musel.