

Hunters Creek North Homeowners Association Monthly Meeting

Date: September 21, 2016

Location: 13147 Hunters Brook (Nield residence)

The meeting was called to order at 7PM by President Linda Lopez-George

Board members present: Linda Lopez-George, Chuck Bowen Ed Hade and Don Nield

Residents present: Ted Ownsby, Lorenza Sandusky, Norma Hade, Teresa Cano, Bo Ronne'loz? Peter Haller, Margaret Garza, David Triplett, Margaret Martin, Joy Crone and John Crone.

The minutes of July 27, 2016 were reviewed. Motion to accept the minutes made by Chuck and seconded by Ed. Approved

Presidents Report

Linda updated us on the progress of renewing the pool and tennis courts. Park Forest has committed to support thir share of expenses for the next three years. Tennis court improvements including a new pickleball court will begin in late October.

CPS will be in our neighborhood on Sept 22, 24 and 28 to present information on the new Smart Meters being installed on our homes.

A discussion occurred regarding the language on our proxy ballots for the annual meeting. It was decided that additional legal council will be needed to address any changes that may be made to the proxy documents.

Treasurers Report

Chuck advised on our bank balance and expense report

Total assets: \$53,776.38 as of Aug 31, 2016 expenses are tracking favorably with last year.

!00% of mandatory dues has been collected amounting to \$43,869.00

Additionally \$6,814.00 was collected from Voluntary dues payments

The homeowner at 3903 Hunters Tree was advised of the double assessment which will be imposed on this double lot home once it is sold.

Committee Reports

Beautification and Landscaping

Ted gave us an update regarding the new plantings at the Queens Forest entrance. This should be completed in the next week or so. The SAWS audit has been completed and we are in full compliance

Consultation services are being worked out with the homeowner at 13246 Hunters View regarding their oak trees. A arborist from Texas A&M will advise on the health of these trees.

ACC

Linda advised on the need to manage yard signs from both political and home repair companies. This is to limit the amount of time these signs are allowed to stand in front of a home.

A discussion about limiting solicitation resulted in the need for a no soliciting sign to be posted on each home that wants to limit this activity.

A discussion occurred regarding the lack of compliance with the replacement roof at 13270 Hunters Lark. After hearing the position of the homeowner in question it was decided that the roof must be converted back to a compliant material from the composition shingle roof that is now being installed.

Teresa Cano asked about the green material in the pool. Ed advised that this is due to the need to update the pool plumbing to eliminate this algaeform pollution.

New Business

Chuck discussed how our cash position would be with either a 5% or 10% increase this year. This would amount to an increase per homeowner of \$1 or \$2 per month. With a 10% increase it would allow us to fund all of our projected maintenance needs for the pool and tennis courts with a small overage of \$2,978.00 for the year. It was decided that a 10% increase would be what we would recommend for the Association in the coming year.

Peter Haller expressed his suggestion for the proxy ballot to reflect the ability for a homeowner to vote present only and not to vote on any of the ballot issues. Additional council will be sought to address this suggestion

The meeting adjourned at 9PM after a motion by Ed , seconded by Peter.

The next meeting will be October 26th at the Hade residence.