

Heritage Townhomes Owners Association
Minutes
Thursday May 2, 2019
Neighborhood Partners Office

Call to order 6:30am

Quorum established
by President David Cole

MINUTES

January 17, 2019 minutes were review via email. Jennifer motioned to approve the minute, David 2nd the motion carried on January 19th via email approved and posted on the website.

TREASURERS REPORT

Jennifer asked if there were any question on the financials. Discussion was held. Rick Motioned to approve, David Seconded. The motion carried.

MANAGEMENT REPORT:

Sandie reviewed the 2 past due accounts and advised the legal steps that were being take to collect. Management reported that we were up 1 weekend house from 8 to 9 and the owner occupied went from 28 to 27. Rentals stayed at 18 for the quarter. All owners' property insurance is current.

Response to Civil Suit against HOA

The Board will advise attorney to fully and emphatically deny there is a "breach of covenants or fiduciary responsibility," and request clarification of basis of claim. Sandie advised that the association attorney advised to notify all owners, since the suite was placed against the association. This will be added to the Annual Meeting Agenda as part of the management report. Then an email to all owners will be sent and documents posted on the website.

FINISHED BUSINESS:

Finished projects were reviewed; metal fence painted at entrance, call box repainted, rain sensors installed, street signs lowered, brick wall along Linda Lane with be monitored, Pool Annex has new fence, lock and rules signage.

UNFINISHED BUSINESS DISSCUSSED:

Estimates from Greener Images to include sidewalks at both Culture and Fable sidewalks for drainage Repair (The original estimate only had 1 estimate). Sandie to get additional bids.

Phase 1 Fence Replacement will move forward and begin this year. Town and Country will be Vendor.
Jennifer motions, Rick Seconds the motion carried

The Brick Walls and mailboxes will be pressure Washed by Aggieland Pressure Wash
David motions, Jennifer Seconds the motion carried

Discussion was held on the signatures needed on the CCRs. Sandie advised that the restated CCRs are posted on the association website and emails have been sent to all owners to review prior to the Annual Meeting. The signature sheet will be at the Annual Meeting to get those present to sign.

NEW BUSINESS DISCUSSED

Discussion on the adjacent property was held. Richard reported the asking price. Sandie will speak to contacts if they would like to purchase and expand the community.

David reviewed the ByLaws, discussion was held if they needed updated. No update needed at this time.

Discussion was held on volunteers to serve on the ARC committee. There have been no volunteers. The Board will also serve as the HOA Architecture Committee

Rick motions, David seconds the motion carried

Discussion on whether windows were considered an exterior surface covered by the CCRs or responsibility of the homeowner

Sandie presented all the documents on tax status and that the association uses a CPA firm to file annual tax returns including Franchise Tax. Review of the recordkeeping procedures were discussed.

Reviewed and approved Annual Meeting Agenda including adding the notification to those in attendance of the Lawsuit.

Adjourned 8:45pm