

**HERITAGE TOWNHOMES  
HOMEOWNERS ASSOCIATION  
MINUTES  
THURSDAY, MAY 9, 2019  
FIRE STATION #5 AT 1601 WILLIAM D. FITCH PARKWAY**

***Members Present:*** David, Rhonda, Jennifer, Lindsey, and Richard representing the board. Sandie representing Neighborhood Partners.

***Proceedings:*** Meeting called to order at 7:00PM by David Cole.

***President's Report:***

29 owners present, absentee, and proxy votes. Quorum established. Motion to accept meeting minutes from last annual meeting by Jeff Brown and seconded by Tina Cole. Majority vote to accept minutes. David asked for volunteers for the ARC. David also asked for volunteers to join the Heritage HOA Board of Directors. One volunteer, Dave Van Noy, has offered to replace Rhonda.

***Treasurer's Report:***

Review of community projects and HOA funding. David spoke about the reasons for increasing the budget including replacing the fences and repainting. David explained the proposed budget plan for the next 10 years. The dues will increase 10 percent per year until they plateau in the year 2022. This will allow for reserve funds to pay for repairs. The community has voted to go ahead with the fencing project because of the rapidly deteriorating condition. The fences will be replaced with steel post frames. Jennifer went over the 2019 budget and the proposed 2020 budget.

***Management Company Report:***

Sandie spoke about billing for HOA funds, both quarterly and yearly. She had residents sign agreements on when their billing will need to be collected. There are 54 units in our community. There are 27 homeowners, 18 rentals, and 9 weekend homes. Board told association that we are being sued by a homeowner. Discussion was held from the floor.

***Community Updates:***

Light and speaker for lockbox needs to be repaired, association is aware. The metal entrance fence was repainted. The call box was repainted. The rain sensors were installed to avoid overwatering. Except for two street signs, they were lowered to enable easier viewing. The brick wall on Linda Lane is being monitored for the structural integrity and possible future action.

***New Business:***

The new fobs are available for the pool and residents need to pick up them up to allow access. These fobs will show who was at the pool and who is responsible for damages.

Mailboxes are going to be pressure washed.

David has brought up discussion of updating the CC&Rs. These need updating to meet Texas law and to meet the best interest of the homeowners. The language was set by the original builder without regard to the effect this would have on an HOA. The language is being updated to better address repairs and how they will be handled between homeowners and HOA. The leasing language is being updated as the original wording was incredibly vague when referencing how many non-related residents will be living in each residence. Voting is open for approving the new CCRs. Each resident could go up one at a time to vote and sign in blue ink the voting paper as is required by law.

***Topics to Discuss:***

The flooding of Carter Creek has been an ongoing problem for our community. The draining is going to get worse because other communities drain into our creek. The city refuses responsibility for this. They said that we own that part of the creek and are responsible for cleaning it. The adjacent property that is part of the problem is for sale. Jeff Brown has motioned that we contact the person selling the property by certified letter about getting onto their property to trench the drainage to prevent further catastrophic damage to the flooding. Second by Doyle Durrett. Major voting by residents approves motion. A committee is being formed to work with the city and the property owner to move this project forward.

***Announcements:***

Results of election announced. David and Richard are in their second term. Jennifer and Lindsey both received 17 votes for re-election. Write in vote for Dave Van Noy. For the ARC committee, we have Doyle Durrett, David Cole, and Dave Van Noy. They will be doing their meetings via email.

***Adjournment:***

Meeting was adjourned by David Cole at 8:11PM.

***Post-Annual Meeting Director's Meeting:***

Meeting called to order at 8:21PM by David Cole. This meeting is to discuss who will serve and in what capacity. David Cole will retain Presidency. Richard Rosser will retain Vice President. Jennifer Cutler will retain Treasurer. Lindsey Hunter Sikes will retain Secretary. Dave Van Noy will be the alternate board member. Dave Van Noy will also chair the ARC and will have a voting interest on the board to represent. Next meeting will be in July. HOA board members will speak with anyone not available at the meeting about the updated CCRs and the voting. David moved to adjourn the meeting at 8:34PM and was seconded by Richard Rosser.