

HORIZON COUNTRY CLUB TOWNHOUSE ASSOCIATION

Board of Directors Meeting January 15, 2025

The meeting was called to order at 6:00 pm by President Linda Davis. All board members were present.

TOWNHOUSE OWNERS & GUESTS PRESENT

Ms. Dorothy Townsend, TH # 57 and Mr. Gandara, TH # 32 were present for tonight's meeting. Mr. Gandara was here to discuss the possibility of painting the townhomes. Discussion reported in number 1., Architecture.

REVIEW OF MEETING MINUTES

The minutes from the November 15, 2024, meeting were sent to the board in advance of the meeting to be read. A motion to approve was made by Lori Acuña with a second from Albert Shaw. All approved.

REVIEW OF FINANCIAL REPORTS

The financial report of November 15, 2025, was also sent in advance of the meeting. Leslie pointed out that the balance as of this date was \$31,55910. The ledgers were reviewed and a motion to approve the ledgers was by Lori Acuña and a second by Gary Freeman. All members approved.

CORRESPONDENCE

Leslie reported she had sent multiple letters to owners with many positive responses and even several that paid this entire fiscal year in advance.

1. **ARCHITECTURE/BUILDING**: Anna Whitehead, Linda Davis, Gary Friedman. As stated above, Mr. Gandara was here to ask questions and discuss the possibility of being hired to paint the townhomes as funds become available. Mr. Gandara gave his qualifications for addressing this job or any other potential paint project. His company name is Gandara Construction. He and his father own this business and have been in the business of home repair for some thirty (30) years. Ms. Acuña explained that the residents would be paying for the labor, and the association would pay for all paint required.

She also pointed out that the Association is not required to repair any areas of obvious neglect by the homeowner. At this point there was a discussion as to what the Covenants state about the Association's responsibility as to painting the townhomes. The Board had discussed at a previous meeting that we would change the "brown" townhomes to a darker shade of grey to modernize our "look." Gary brought up again that he had found another brand of paint that was equivalent to the Sherwin Williams that we have used for many years. He stated that this brand was much less expensive than Sherwin Williams. Gary also suggested that we investigate painting one townhouse as a trial. We will discuss this at the next meeting. It was determined that Albert would walk with Mr. Gandara this coming Monday at 9:00 am and price out a unit or two for estimate purposes. Mr. Gandara stated that \$1500 was a "ballpark" estimate until the walk is completed. Gary asked Mr. Gandara if his company would entertain a payment plan for this work. Mr. Gandara would investigate that possibility.

2. **STREET PAVING and ROAD MAINTENANCE:** Anna Whitehead, Albert Shaw and Linda Davis. Albert reported that he had spoken to someone about repairing some of the potholes. He was told approximately \$100 per hole to repair. Gary asked who owns the wall along Ashford and could we put a logo on it. It was stated that we own that wall and are responsible for upkeep of it. Al Morales reported that the lady was working on the design of a Logo. Anna and Martha will help review the design of this logo for our entrances. Ms. Townsend asked if the City of Horizon would put speed bumps on Ashford. It was discussed that some members of the board should attend City Council Meetings.
3. **BUDGET:** Leslie LeFebvre. Leslie reported, as stated above, that many owner's have pre-paid their association dues. We are in a financially stable condition.
4. **ELECTIONS:** Lorenza Acuña, Leslie LeFebvre. No report.

5. **GROUNDS/LANDSCAPING:** Linda Davis, Albert Shaw. Anna reported that Lance Autry was going to “gift” some tree work to account for the overpayment that was on the last job. Mrs. Okane reported that they were very concerned about a huge pine limb hanging over their townhome. They requested that this situation be looked into. Hunter and Lance did an estimate of \$500 for this tree and clean up some other trees. There is a tree at TH # 9 that is hanging dangerously over the roof. The estimate for this tree was \$260.00. This would be an expense of \$760 for these trees to be cleaned up and required branches to be removed. Anna and Albert looked at the situation at TH # 1 and felt this was a bad “scar” on that branch and that it should be removed. Al Morales made a motion that the limb be removed at TH # 1 and the cleanup at TH # 9 for the estimated \$760.00. This was seconded by Lori Acuña. All members approved. Albert also reported that he had another huge leak in the watering system that needs to be repaired. We discussed another “clean-up” week with a trailer on the property to let folks bring things they want to get off their carports and porches to be hauled off to the dump. Albert Shaw did not feel that this would work. The last time we did this people violated the project by just throwing trash on the trailer. Gary stated that the light discussed last meeting is here and he and Albert Shaw will set this up in the circle by TH # 27. At this point they need cement, a pole, and a few other supplies to complete this project. By text message on January 14, 2025, that cost was approved by all board members to proceed with the expenses to complete this one light. The future lighting would be discussed after we see the success of this one light. The estimated cost for each light is about \$426.00.
6. **COVENANTS:** Linda Davis, Anna Whitehead, Al Morales. Linda reported on the status of TH # 71 and the two (2) inoperable cars stored on association property. Ms. Davis had gone to the City of Horizon to discuss city codes. These codes were the basis for the addendums to our covenants last year. The association was contacted by a mediator to discuss this situation. Ms. Davis told them that we would not do that without the actual owner of the property present and that there was really nothing to discuss. The tenant is violating our covenants and the owner is not interested in helping solve this situation. After

a “Cease and Desist” letter was received we have determined that that there is really nothing that can be done.

7. **WEBSITE:** Linda Davis: HCCTHA.com. Linda Davis. No report.
8. **RECREATION:** Lori Acuña, Martha Moreno: It was reported that all had a wonderful time at the 2024 Christmas party. Another huge success.

PENDING BUSINESS

Lighting project.

OLD BUSINESS

None

NEW BUSINESS

None

The next regular meeting will be held **March 12.2025 Time will be 6:00 p.m. Place to be determined.**

PLEASE MARK YOUR CALENDAR