

Mustang Creek Estates HOA Annual Board Meeting

COMMITTEE: HOA Board Members

DATE: February 23, 2020

TIME: 2:00pm

ATTENDEES: Michael Raley, Ben Armstrong, Randy Cozart, Millie Stanbery, Jason Smith, and Cindy White

FACILITATOR: Michael Raley, Board President

LOCATION: Godley Elementary School

Topic	Discussion	Action(s)	Follow Up
Welcome	Michael Raley welcomed the members and called the meeting to order at 2:04 pm. Introduction of Barod members and Cindy White with Globolink.	None.	None.
Disposition of Minutes	None	None	None.
Consent Agenda	The following Consent Agenda items were reviewed: <ul style="list-style-type: none"> • Introduction of Homeowners Present • Treasurer’s Report • 2019 – year in Review • Questions Submitted by the Homeowners • New Business 	All in favor of consent agenda.	None
Agenda Items	<ul style="list-style-type: none"> • Introduction of Homeowners Present: • Treasurer’s Report: Randy Cozart <ul style="list-style-type: none"> ○ Randy reviewed 2019 income and expenses, 2019 balance sheet, and the 2020 budget in detail. 	Round robin introduction of homeowners present at the meeting. 2019 total income: \$59,964.87; total expense: \$54,701.88; Net Income: 5,262.99. 2020 budget: Income (membership dues): \$47,250.00; Expenses: \$26,825.00; projected Net	None Ongoing

Mustang Creek Estates HOA Annual Board Meeting

	<ul style="list-style-type: none"> • 2019 – year in Review: Michael Riley <ul style="list-style-type: none"> ○ Fence Replacement ○ New Management Company • Questions Submitted by the Homeowners: <ul style="list-style-type: none"> ○ Michael to discuss questions submitted from homeowners. 	<p>Income: \$20,425.00.</p> <p>New fence along 1187 cost \$45,015.00. Only replaced the section of fence owned by the HOA. Phase 4 HOA owns the other section along 1187 and are governed by different HOA bylaws than our HOA.</p> <p>The management company works to assist the board with administrative duties, such as filing paper documents with the county/ state, coordinating meetings, working with an attorney, managing financials, and mailing out documents. The board will maintain complete control over the HOA. 8 liens were placed on houses with outstanding dues. Liens will be filled on past due accounts.</p> <p>Michael read the homeowners' questions aloud with the response from the board of directors addressing the questions.</p>	<p>None</p> <p>Ongoing</p> <p>None</p>
--	--	---	--

Mustang Creek Estates HOA Annual Board Meeting

	<ul style="list-style-type: none"> • New Business: Michael Riley <ul style="list-style-type: none"> ○ Enforcement Policy 	<p>We have authority as the board to approve a fine schedule along with guidelines. Fine schedule has been filed with the county. Michael read aloud the Enforcement guidelines for Constructions issues; Mowing, Weeding, General Appearance Issues; Pet Issue; and All Other Violations. These guidelines provide a defined process for addressing the issues and the fine schedule associated with each issue. Violation letters will be sent via homeowners preferred method of communication, either email or mailed. If you have questions or concerns with the violations, please contact Globolink or the HOA board.</p>	Ongoing
	<ul style="list-style-type: none"> ○ Welcoming Committee 	<p>Michael discussed establishing a welcoming committee to greet and acknowledge new homeowners into our neighborhood. If individuals would like to volunteer, please contact the board via the website or Facebook.</p>	Ongoing
	<ul style="list-style-type: none"> ○ Facebook 	<p>The HOA has a private Facebook group to use as a communication and informational tool. The board encourages homeowners to join the group and use it as a social communication tool rather than The</p>	Ongoing

Mustang Creek Estates HOA Annual Board Meeting

	<ul style="list-style-type: none"> ○ Social 	<p>Next Door App, as the Next Door App is not an appropriate platform. The board would still courage if there is a significant question or concern pertaining to an individual resident you contact the board through the website: http://mustangcreekestateshoa.org/</p> <p>Michael discussed establishing a social committee to create functions and social gathers within the neighborhood. If individuals would like to volunteer, please contact the board via the website or Facebook.</p>	<p>Ongoing</p>
--	--	---	----------------

ADJOURNMENT: 3:24 pm
NEXT MEETING: TBD