

## HOA Board Meeting

April 14, 2024

### Attendance

- Tiffanie Hampton
- Ron Allred
- Norma Allred
- Dalton Perry
- Absent-Shenuda Tefal

### Action Items:

1. Tiffanie will send new officer information and minutes from the last meeting to Dora.

### Delinquent Dues:

1. 209 letters to be sent. 45-day notification letters homeowners before filing liens.
2. Currently using Axella , a company that can send letters and make phone calls to homeowners behind on their dues.
3. Approximately 16 houses owed more than \$1,000 in dues. Referred homeowners who owed over \$1,000 to Axella for liens against their home. 2 currently in foreclosure process.
4. Dora will send out letters with a \$25.00 per month delinquent fee posted to the approximately 45 homes that had not paid 2024 dues.

### Communication:

1. Official communication should be conducted through the website and email address. Communication of official business should not go through Facebook. Encourage homeowners to use the email address.
2. Dexter Miranda is the web administrator.
3. Tiffanie needs access to Axexcelxa login info, website info, email info, and Facebook info.

### Financials:

1. Discussed posting annual financial reports on the HOA website per Texas Law.
2. Post office box dues of \$216.00 were due for renewal. Dora will be asked to handle the renewal and will become the contact person for the future. (Unanimous vote)

### Towing:

1. Vote was taken to discuss the tow-away sign issue with the HOA attorney, Brenda Silva, paralegal for Mark Gilbreth of Gilbreth and Smith LLP. (Unanimous vote)

**Lawn Maintenance:**

1. 44 homes will not have their yards mowed this time due to delinquent dues.

**Violations:**

1. Christmas lights were still up at 3534 WL Breeding. Tiffanie will send a letter stating that the homeowner must remove the Christmas lights or be fined. Email was sent from the cottages email address to [Phillip.franco34@gmail.com](mailto:Phillip.franco34@gmail.com) and included a snippet from the bylaws.

**Community Reminders:**

1. Made a Facebook post reminding homeowners to ensure trash cans were not left on the sidewalk. Once the trash was picked up, cans should have been put away and out of sight. Noted that there were new trash collectors and pickup times may have been later in the evening.