



# HORSESHOE ACRES CLUB, INC.

## HOA BOARD MEETING

November 15, 2023

### MINUTES

Meeting called to order at 7:00 pm. Board members in attendance:

- Chuck Harvey, President
- Louise King, Treasurer
- Thomas Bean, Secretary
- Jim Watt, At-Large

Quorum determined. Notice of meeting was posted more than 48 hours prior.

Adoption of the agenda: Agenda was modified to add cost of gate repairs, selling front lot, delinquent payments and updated email list to New Business for discussion. Motion to adopt the amended agenda made by Thomas Bean, seconded by Louise King. Motion passed 4-0.

Approval of the October 18, 2023 Minutes: Revisions made to the minutes for the following corrections:

- Purpose of outside attorney opinion would be to understand what member vote threshold would be required to amend the Declaration of Restrictive Covenants; and
- Under road study proposals, Jim Watt offered to get contractor bids. Louise King had offered a name.

Motion to approve amended minutes made by Thomas Bean, seconded by Louise King. Motion passed 4-0.

Treasurer report – Louise King reported total balance from all accounts to be \$208,770.13 for the month ending October 31, 2023. Operating balance was \$17,235.19, Savings balance was \$41,404.26, Road Reserve balance was \$150,130.88. Noted there had been several gate service calls. We still have four lot owners who have not paid their annual assessments and four other lot owners who have not paid late fees. The Simple Start version Quickbooks is still being used. Cost to upgrade would be \$30 more per month. No concerns from the Board in upgrading. Bookkeeper runs about \$100 per month. Motion to accept the treasurer report made by Thomas Bean and seconded by Jim Watt. Motion passed 4-0.

ACC report – Thomas Bean shared that the ACC had clarified the meeting minutes for July 20 to note that it had reviewed a garage project at 8756 Nashua but no approval was given. ACC also approved requests for Lot 64 and Lot 88. A request by Lot 89 would be revisited. Motion to accept the ACC report made by Jim Watt, seconded by Louise King. Motion passed 4-0.

Unfinished Business:

- Road study proposals – No follow up. Topic tabled.
- True up of ACC fees – Discussion was led by Louise King to ensure HAC is receiving the correct fees for approved projects. Initial fee amount may not be the full amount. Thomas Bean to take to the ACC to discuss follow up. It was noted that the ACC can check with the city regarding permit applications and whether the project amount listed on those applications match the amounts submitted to the ACC.

#### New Business:

- The board discussed waiving the right of first refusal for both 8210 Kelso Drive and 8248 Kelso Drive. The former is selling for \$825,000 as is and the latter is the “spec house” and is selling for \$3 million. Motion to waive right made by Thomas Bean, seconded by Louise King. Motion passed 4-0. Motion to accept the Torres family as members made by Thomas Bean, seconded by Louise King. Motion passed 4-0.
- Chuck Harvey led a discussion about a sheet of HAC rules and regulations he had found and inquired where it originated from. After discussion, it was determined that it was a summary document that someone had put together for their own use and not an official document of the Club. No further action.
- Thomas Bean recommended sending an Intent to Serve for anyone to submit if interested in serving on the 2024 HAC board. Louise King discussed wanting to have nominations possible from the floor during the annual meeting, especially in case there is less than five candidates. Discussion was had on pursuing a hybrid approach on soliciting interest in serving ahead of the annual meeting but also have the option to nominate from the floor during the meeting. Concerns were shared about the complications but there was no consensus to restrict either way. A notice of intent letter will be sent to all members in case anyone wants to put their name forward, and names will be allowed to be brought forward at the annual meeting.
- Unfortunately, due to accommodation complications, the annual meeting date cannot occur at Christ Fellowship on the third Friday of January as laid out in the Declaration of Restrictive Covenants. However, the third Thursday of January is available. Motion to hold the next annual member meeting on Thursday, January 18, 2024 was made by Thomas Bean, seconded by Louise King. Motion passed 4-0.
- Chuck Harvey led a discussion about gate repair costs. The discussion was about an incident that occurred two years prior in which a resident was charged for the cost of repairing the gate after damaging it. Someone had brought to Chuck’s attention that they felt the cost was too high. After back-and-forth discussion, including with members of the board who were in attendance, the matter was dropped as settled.
- Jim Watt led a discussion around selling the front lot. He shared that he had met with a realtor about selling the front lot and that the HAC would make a lot of money doing that. After a long, heated discussion, Jim Watt made a motion to sell the front lot. Motion failed for lack of a second.
- Discussion about delinquent payments was had during the Treasurer Report so no further discussion here.
- Chuck Harvey commented that we have emails for almost every member of the HAC.



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Meeting adjourned at 8:49 pm.

**I hereby certify that the above Minutes have been submitted to each Board Member for review and comment, and that the aforementioned Minutes were approved and adopted by the affirmative vote of \_\_\_\_\_ by the Board on \_\_\_\_\_, 2023.**

\_\_\_\_\_  
Thomas Bean, Secretary, Horseshoe Acres Club, Inc.

\_\_\_\_\_  
Date