



**General Membership Meeting**  
**Region 14 Building    Abilene, Texas    April 21, 2015**

**Board Members in Attendance:** Richard Cordero, President; Ed Brokaw, Vice President; Joey Roberts, Secretary/Marketing; Kerry Amezcua and Amanda Darby.

**Attendance:** 23, including board members and Gayla Fullerton (accountant)

**Called to Order:** Richard Cordero called meeting to order.

**Drawing for Free Quarterly Dues:** (3158 Beacon Hill). Rules permit free dues for up to three lots if winner owns multiple lots.

**Introduction of 2015 Board Members:** Mentioned need for a treasurer and more board members.

**Minutes from January 2015 read.** Questions from membership answered. Motion was made to accept report, MRSA.

**Financial Report:** Presented by Gayla Fullerton. Cash reports shows cash balance as of March 31, 2015 is \$59,031.56. January-March Profit and Loss shows total income of \$15,930.72 and total expense was \$14,181.96. The net income for the quarter was \$1,748.76. We increased cash on hand in the quarter by \$6,291.95 to get the \$59,031.56. Questions from membership were answered, including depreciation (which is now under fixed assets per Gayla).

- Doubtful accounts is mostly related to five homes that owe money and hoping to get that when the property is sold. The dues are for the property and not the person who owns. Sometimes that means the new homeowner has to pay the outstanding balance.
- Richard Cordero talked about how we have almost doubled cash-in-hand since this current board took over by watching expenses and making good choices.

Motion was made to accept report, MRSA.

## **New Business:**

### • *Special Assessment Letters*

- Several special assessment letters have been sent out
- If you don't pay the fine, we will add interest and can go as far as putting a lien on the property
- Please obey the rules and deed restrictions, including large trucks

### • *Mowing Season*

- Please take care of your yards
- Edge and mow
- Weed the flower beds
- Take pride in your property
- Email [president@heritageparksabilene.com](mailto:president@heritageparksabilene.com) if your neighbor needs some urging to do their lawn

### • *Renters*

- Do renters get a list of rules, especially about watering (Watering is a city issue)
- They are supposed to be given deed restrictions

### • *Landscaping*

- New landscaping
- Masterscapes was awarded the contract for the landscaping
- Everyone at the meeting agrees the new landscaping looks good
- Masterscapes is watching to make sure everything returns and/or stays alive as the growing season begins
- Masterscapes is supposed to repair sprinkler heads if they run over them and break them (\$465 to fix all the sprinklers)
- Check timers to see if all times are set to water well
- "Trimming of trees made a big difference." – member
- Fence on south side of Hwy 351 entrance match
- Possible flag/commemorating of armed forces in the triangle part down from the entrance around Hwy 351.

• *Contractors* – We need to see if we can help enforce the contractors to clean up around the areas they are building on Independence. Those are not a part of the association. Call the city and complain.

### • *2015 Budget*

- Last year's budget for 2014 was projected at \$52,165 and the actual was \$53,630 with a surplus of \$13,208.
- Budget proposed for 2015 is \$67,253.
- Net Deficit for 2015 is \$3,772. There is a deficit because of the additional landscaping we are trying to make a difference to improve the entrances. We are putting the money back into the complex.
- Tree trimming was lower than the projected cost.
- Hopefully the legal service is lower than projected.

- If this holds true, the last two years we would have a surplus around \$10,000.
- Overall, we are still in the positive so far this year.
- Motion was made to accept, MRSA.

**Old Business:**

- *Draft* – We need to get more people on draft. Please get on the draft
- *Solicitors* – You must have your own sign. We cannot prevent them as a homeowners association from making a living. Personalized signs gives you a right to privacy.
- *Streets and Lights* – Some of the streets and lights need to be taken care of. Richard Cordero is going to speak to Mr. Avila (Assistant City Manager).

**Open Discussion:**

- Doug Offerman made an announcement about voting. Early voting starts Monday, April 27. The actual election day is Saturday, May 9. Two city council positions. There are nine propositions on the ballot as well that include streets, splash pads, parks, fire stations, airport, etc.

**Motion to adjourn** meeting made, MRSA.