

Horse Haven Homeowners Association

March 11, 2017

Board President, Alton Ofczarzak, called the meeting to order at 10:15 a.m. The meeting location was at Oakwood Custom Homes, 4060 Hwy 6 South, College Station, TX 77845.

- Quorum
Certified with President, Alton Ofczarzak, and homeowners, Ronald and Li Polvadore of, Sandy Rodie of 2912 Horseback Court, and Adam Legamara of 2812 Horseback Dr.
- Notice of Meeting
Notice of Meeting was sent via Email on 2/27/17 by Vicki Friedberg of Horse Haven HOA.
- Minutes
This is the ninth annual Horse Haven Homeowners Association meeting
- Review Financials
Alton Ofczarzak briefed homeowners on the previous year's actual costs summary for 2016 and proposed a new HOA budget for the added phase off Horseback Drive.
- Board of Directors Election
The following proxies were sent in of homeowners that were interested in serving on the Board of Directors:
 1. Alton Ofczarzak of multiple Horse Haven properties
- Action Items
 1. Approved to add 1.5% interest charge per month for HOA late fees.
 2. Approved to raise HOA dues to \$350 starting 2018.
 3. Approved to get general liability for pool and pond.
 4. Alton is donating the pond to Horse Haven Estates.
 5. Approved to have field mowed twice a year, before and after summer.
 6. Approved Dwayne's Lawn Service to continue to mow the entrance
 7. Approved management fee to \$1500 till the other phase comes in.
- Requests
 1. More than one entrance on Horseback concerned about emergencies and fires.

The following elections were made:

Board Members:

Alton Ofczarzak, President
Chris Moehle, Vice-President
Vicki Friedberg, Treasurer
Adam Legamara, Assistant Treasurer
Teresa Shivener, Secretary

Capital cost for improvements

New Facilities

Additional cost

Pool 16 X 36	\$ 65,000.00
Volleyball area	\$ 8,000.00
Basketball 1/2 Court	\$ 22,000.00
Fencing	\$ 7,000.00
Bathrooms and Cabana house	\$ 24,000.00
Land	\$ 35,000.00
Driveways	\$ 22,000.00
BBQ pit/ horse Shoe pits/	\$ 2,800.00

TDG will finance for 10 yr. **\$ 185,800.00**

6% Inerest per year

Down payment Payable to TDG Management **\$ (15,000.00)**

\$ 170,800.00

Annually expense

Insurance	\$ 8,500.00
Maintenance pool	\$ 4,500.00
Mowing 600.00 per month	\$ 7,200.00
General and maintenance	\$ 2,550.00
Water and electrical	\$ 1,950.00
Planting	\$ 1,200.00
Accounting Fees	\$ 375.00
Office supplies	\$ 175.00
Management fees	\$ 3,500.00
Loan to HOA(back for improvements) 1729.7	<u>\$ 20,756.40</u>
	\$ 50,706.40

Per year

New Members Phase 6	30	\$ 350.00	\$ 10,500.00
Members	<u>137</u>	\$ 350.00	<u>\$ 47,950.00</u>
	167		
annually income			\$ 58,450.00
Expense			\$ (50,706.40)
Reserves			\$ 7,743.60

Per year \$ 350.00

Approval 
 President HOA Horse Haven Estate

