

Board Meeting October 4, 2017. 6:00 pm at Tony Rodriguez's home  
Present: Tony Rodriguez, President  
Betty Knott, Secretary  
Richard McCarter, Treasurer

**Agenda:**

<b>Bylaws</b>	<b>Mail delivery</b>
<b>Bank checks</b>	<b>Financial records</b>
<b>Light bills</b>	<b>2 signatures on checks</b>
<b>Liability Insurance</b>	<b>Loredo's Landscaping bill</b>

**Bylaws:** Richard requested that the bylaws be reviewed to clarify the Treasurer's position. It was discussed that Richard had notified the bank in August that he was working on revisions to the bylaws, but had not notified the BOD. It was decided that the bylaws do not need to be changed at this time regarding Treasurer's duties.

**Mail Delivery:** Richard requested that he receive the mail on a more timely basis. He was reminded that in August he had requested for Betty not to come on his property, so mail delivery was not possible without his permission. He thought he had received mail only once during June & July, but messages indicate he received it several times, as well as Betty's report of delivery. He agreed for Betty to come on his property for mail delivery & Betty agreed to make sure mail delivery continues on a timely basis. He stated he had not received Prosperity Bank statements since the new account was opened. It was verified that he had not signed the signature cards until September 14 & no bank statements had been received in the mail since that time.

**Financial records:** Several members have asked to see the financial records for 2016 & 2017, but have not contacted the treasurer. They stated that the financial statement provided at the May meeting, as well as for the year 2015 were not complete. There was no statement regarding the balance on the 2 cd's and no statement regarding the number of home owners who had paid late or not at all. Tony requested that the financial records be produced by Richard. Richard had already provided the 2017 record that day (Oct. 4), as had been requested earlier.

**Light bills:** In August Betty contacted Reliant Energy inquiring about the large invoice. She was told that the charges were not due to summer rates, but due to late fees. The bill received in the mail & handed to Richard the week of July 4 was not paid until the end of July. Late fees were included in the bill. The rep indicated that this was not the first late fee. It was discovered that over \$1300 in penalties had been paid since 2015. Betty indicated Direct Energy would be the new energy provider when the new LED lights were ready in October. Paying auto payment online would eliminate late fees. No decision was made at this time as to how to pay the bill.

**2 signatures on checks:** Bylaws require 2 signatures on checks. This has not been the practice for the last 2 ½ years. It was decided that we need to comply. Richard will ask Tony to sign.

**Liability insurance:** We all agreed that the price of the liability insurance seemed high. Betty volunteered to investigate by comparing to the other sections & getting a quotes from another company.

**Loredo's Landscaping bill:** Tony mentioned that the bill seemed high & was going to verify with Loredo that the charges were correct.

**Other business:** We discussed the possible need to increase the dues for homeowners. No action was taken.