

Mustang Creek Estates Homeowners Association  
Meeting March 24, 2023

- I. **Call to order@ 7:04pm**
- II. **Announced New Officers**
  - a. President - Michael Raley
  - b. Treasurer - Pam Dietrich
  - c. Secretary – Doris Silva
  - d. Rick Benson
  - e. Ron Stephens
- III. **Announced ACC Committee**
  - a. Ron Shelton
  - b. Tony Adamo
  - c. Russell Sargent
- IV. **ACC Business**
  - a. Discussed approval list for 2022
  - b. ACC Violations
  - c. Michael mentioned you need approval for roof replacement
- V. **HOA Events Scheduled for the neighborhood**
  - a. Spring Event scheduled for 29<sup>th</sup>
  - b. Summer Event
  - c. 4<sup>th</sup> of July Parade
  - d. Fall Event
- VI. **Financial Report**
  - a. Reviewed balance sheet
  - b. 62k in Checking and 129K in Savings
  - c. Reviewed budget
    - i. 2023 budget 43,606
      1. Spent 41,196 in 2022
- VII. **Discussed Dumpster Days**
  - a. Date April 14<sup>th</sup>
  - b. Arriving Friday picking up Monday morning
  - c. Try not to over fill we have to pay clean up and labor to unload over flow
  - d. Chipper Suggested by Homeowner
  - e. Hazardous waste dumping was suggested by Homeowner
- VIII. **HOA Business Updates**
  - a. **Water well for fire hydrants**
    - i. Discussed the proposal of the water well and water tower with Crest and where it stood in the process
    - ii. This was declined due to increasing costs upwards of 300K
  - b. **Rick Benson discussion on alternatives**
    - i. Discussed pump from pool to fire truck tanks
    - ii. Rick spoke to Fire Marshall, 18 month wait to get pump because it's not available
    - iii. Options to order from another company
    - iv. Possible free storage tank is available
      1. Keep by Crest water tank
      2. Keep filled with water for use if needed
      3. Need to see if it's available
    - v. Fire Marshall informed of a grant available for Southern Tarrant County
      1. He wrote a proposal for 5 different water tanks up and down 377 and several locations
      2. Possibly a tank could be stored off Winscott Plover

3. Cresson has a well they would full up tanks over time

IX. **Questions Submitted for meeting**

i. **Has expansion of 1187 passed? If so will HOA push for a concrete wall to be constructed?**

1. No. Has not passed. Would be closer to Crowley first.
2. We are several years (6 to 7 years) away from it affecting us when the time comes HOA can look into options
3. For information Google 1187 W of toll road
4. MTP for info for road from Tarleton to 1187

ii. **Why a deadline on questions to be submitted?**

1. State gives us guidelines and we need time to research facts.

iii. **Question -Possible Gas station on 1187?**

1. **Legality of and facts concerning new gas station? Why are we hearing about it through social media? Security Concerns? Increased traffic? Environmental effects on well water? Neighborhood is extremely dark solar light posts? HOA sticker for windshields so we know who belongs since we have no other security? Cameras? Was 6601 Katie Corral Ct changed to commercial property? What has the HOA done for the neighborhood since being established? Why does it exist?**

- a. Unlike cities, where there are zoning restrictions, we all live in the county, where there are no zoning restrictions.
- b. In a city, if a zoning change is requested, the city then notifies all property owners within about 300 feet of the zoning change request.
- c. The county has no such requirement and does not notify anyone in the county when someone begins a construction project.
- d. Street lights were not installed throughout the neighborhood at the time of development because most owners move out to the country to get the country feel - including no street lights.
- e. Stickers could be done, but to what end? Since this is not a gated AND guarded community, everyone visiting friends and family in the neighborhood would suddenly be suspect, because they don't have a sticker?
- f. Cameras - without paying for 24x7 monitoring service, a camera at the entrance would not be even fractionally as beneficial as all the personal home security cameras and doorbell cameras.
- g. The primary goal of the HOA is to maintain property values by enforcing the CCRs. If you drive through communities without CCRs and an HOA, you will see multiple examples of things that bring the property values down - junk cars in the front yard, lawns not mowed, flower beds full of nothing but weeds, homes in disrepair.
- h. **What Globolink Does for Mustang Creek?**

i. **Administrative**

1. Central point of contact for all property owners  
Coordinate with committee chairpersons  
Host website free of charge (domain name renewal is a reimbursable expense at cost – not free)  
Maintain corporate status of non-profit corporation with Secretary of State  
Maintain physical and electronic files on each property  
Manage Contractors  
Offices open during normal business hours on weekdays  
Prepare, print and mail Directories  
Process all incoming and outgoing mail  
Process and record liens and releases  
Provide central location for communication with homeowners, realtors, title companies, bankruptcy courts, etc. (phone, fax, email, mail)  
Provide and maintain group email addresses for

community, ACC and Board  
Provide Resale Certificates to Title Companies/Lenders  
Provide Statements of Account to Title  
Companies/Lenders  
Record documents with County Clerk  
Research and obtain D&O Insurance

ii. **Financial**

1. Invoicing  
Monthly bank reconciliations Prepare and file franchise taxes Prepare and file income taxes Prepare monthly reports for Board Receive payments & make deposits Receive, review and pay bills Statements and collections

iii. **CCR Enforcement**

1. Conduct weekly inspections of property  
Prepare, send and track deed restriction violations

iv. **ACC**

1. Process ACC forms, maintaining electronic copies of all requests

v. **Meetings**

1. Coordinate and attend annual meeting  
Prepare and send all forms necessary for annual meeting  
Prepare homeowner status sign-in sheet for annual meeting Attend up to one board meeting per month

X. **Michael Raley Makes a Motion to seek legal counsel regarding possible gas station**

- a. Rick Benson Second
- b. Ron Stephens and Doris Silva Approved. Pam Dietrich Proxy Yes
- c. Investigate title trails to see if CCR's are to be applied
- d. HOA will send out emails as information is available to share. Also post on Website
- e. Social media will not be used as a form of communication
- f. Attorney is Bob Karlseng with Texas Title
- g. We know that Abdul Javeed and Joan Javeed purchased Lot 15R in October of 2022 per deed provided by Globolink. We have had no contact with Owners. Have not been able to locate email or working phone number.
- h. We know that LOT 15R was the result of a replat in 2006 which included several smaller lots and was not listed in Phase 4's CC&R's in 2012.
- i. Title Examiner and Attorney need to research if our HOA has any claim from Original Sale of Property around 2001-2002. From all appearances the developer removed before Phase 4 was completed.

XI. **Meeting Adjourned: 8:15**