

Mustang Creek HOA Meeting Minutes

Date: Friday, April 4, 2025

Time: 7:03 PM

Location: Stonewater Church, 12656 FM 2331, Godley, Texas

1. Call to Order

The meeting was called to order at 7:03 PM by Michael Raley, HOA President.

2. Board Introductions

Current board members were introduced:

- Michael Raley, President
- Pam Dietrich, Treasurer
- Doris Silva, Secretary
- Rick Benson, Board Member
- Ronald Stephens, Board Member

3. Guest Speaker Presentation

Fire Chief Ron Becker of the Cresson Fire Department was introduced. Chief Becker has over 10 years of service. Key points from his presentation included:

- Black fire hydrants in the area are not usable.
- The fire department utilizes a 4,000-gallon portable water tank.
- Combined, all fire trucks can carry approximately 12,500 gallons of water.
- Around 20,000 gallons are typically needed to effectively fight a house fire.
- After two years of effort, a portable pump has been secured to draw water from pools (600 gallons per minute capacity).
- Residents can pre-approve the use of their pool water in emergencies by signing a consent form at the front.
- A new mini station at the South end of Pyramid Acres, which will house one truck and a brush engine.
- Chief Becker has submitted documentation to help improve insurance ratings, but each insurance company independently determines rates. At this time, there's little hope for reduced premiums.

4. Treasurer's Report – Pam Dietrich

Pam presented the financial summary:

2025 Balance Sheet

- Checking Account: \$29,947
- Reserve Account: \$73,551
- CD Account: \$100,318
 - Total Current Assets: \$208,827

Liabilities & Equity

- Accounts Payable: \$95,45
- Retained Earnings: \$197,651
- Net Income: \$11,080

Total Liabilities & Equity - \$208,827

2024 Recap:

- Total Income \$53,144
- Expenses: \$48,867
- Net Income: \$4,276

2025 Budget:

- Projected Income: \$51,900
- Projected Expenses: \$47,820
- Projected Net Income: \$4,080

5. 2024 Year in Review – Michael Raley

- **Six new homeowners joined the neighborhood.**
- **70 homeowners have never received an HOA notice.**
- **81 violations issued in 2024, with 55 related to lawn and flowerbed maintenance.**
- **Over the last 36 months, more than 100 homeowners have only received one notice.**
- **33 ACC (Architectural Control Committee) requests were submitted.**
- **Dumpster Days continue to be the largest HOA expense, with Phase 4 participating again in the spring event.**
- **The account balance is higher this year, thanks to approximately \$4,500 in interest income and \$4,300 in profit from 2024.**
 - **The HOA must pay a 30% tax on any interest income received.**

6. Gas Station/Commercial Development Update

- **Electricity is in place, and dirt work is beginning soon.**
- **Estimated completion: Q1 2026.**
- **The owner is open to suggestions for future businesses in the strip center (e.g., pizza shop, Mexican restaurant, donut shop, ice cream shop, coffee shop, barbershop). Email HOA@GLOBOLINK.COM**
- **The property had an interest from Spring Market (Brookshire's-owned), but the current owner declined in favor of a long-term lease strategy.**

7. Real Estate Market Snapshot

- **Six homes sold in the past 12 months.**
- **Homes sold for an average of 97.45% of list price.**
- **Average home value: \$220 per sq. ft.**

- **Average sale price: \$615,000**

6. New Business – Michael Raley

- Emphasized the importance of maintaining a functioning HOA board. Without a board, the state could assume control of the HOA's finances, dues and decision making with no input from us.
- A minimum of three board members is required, with a preferred maximum of five.

7. Security Cameras Update – Rick Benson

- Discussed LPR (License Plate Reader) cameras.
- \$4,500 returned to the general fund to support this initiative.
- Estimated annual cost: ~\$1,000.
- Approximately 16 attendees expressed support for moving forward with the LPR camera installation.

8. Committee Reports

Events Committee – Amanda Akers & Misty Stephens

- Announced “Reel Spring Nights” event on April 26 starting at 6 PM.
- Encouraged neighbors to invite those not active on social media.
- Shared plans for a 4th of July celebration on Saturday, July 5, including a golf cart/car parade ending with a neighborhood gathering. More details to come.

9. Homeowner Forum – Q&A

- Question raised about the potential for drilling a community well as an alternative to Crest Water.
- Michael Raley explained that the costs are prohibitive and Crest is not interested in pursuing this option.

10. Election Results – Presented by Michael Raley

- A minimum of 38 votes is required; 67 Votes cast; Mustang Creek has 187 total homeowners.
- Board Elections Results:
 - o Michael Raley, Rick Benson, Ron Stephens, Doris Silva & Pam Dietrich
- Nominations
 - o President: Michael Raley (Nominated by Ron Stephens; seconded by Rick Benson; all in favor)
 - o Treasurer: Pam Dietrich (Nominated by Michael Raley; supported by Ron Stephens and Rick Benson; all in favor)
 - o Secretary: Rick Benson (Nominated by Michael Raley; seconded by Ron Stephens; all in favor)

11. Adjournment

Meeting adjourned at 8:35 PM.