

Flagstone Creek HOA
Association Meeting Minutes
October 21, 2010

The meeting was called to order at 7:05 p.m. by Kelly McCann, Flagstone Resident, at the Coldwell Banker offices at 2455 Ridge Road. Kelly McCann provided some background how Leland Miller, the Declarant, asked him to join the HOA Board and subsequently organize the HOA for the transfer of control from the Declarant to the Homeowners.

A count of the homeowners indicated a quorum was present.

Election of Officers and committee members. The following officers were elected: Kelly McCann, President, Larry Parks, Vice-President, Treasurer – the name of the treasurer was inadvertently misplaced. The president was elected for a one (1) year term (1/1/2011 – 12/31/2011); the vice-president was elected for a 2 year term (1/1/2011 – 12/31/2012) and the treasurer was elected for a 3 year term (1/1/2011 – 12/31/2013). It was determined that board members would rotate positions annually i.e. the vice-president moves to president, treasurer moves to vice-president and the new board member becomes treasurer. The Architectural Committee (ACC) members that were appointed are David Nelson, committee president, Patty Clark and Allan Phillips.

Finances – Kelly McCann state that the balance in the checking account as of today (10/21/10) is \$138 and that will not cover the October electric and water bills. A discussion was held regarding the 2011 budget. The general consensus was that the common area landscaping was inadequately maintained and residents would be willing to increased assessments to cover the additional cost of lawn maintenance. The motion was made to increase the 2011 assessments to \$350. The motion passed by a large margin. Residents were encouraged to pay their 2011 assessments early to cover the cash shortage for the remainder of the year (2010).

There was some discussion that the Altura model home is the corporate office for the company and no longer a model home. Altura recently purchased the vacant lot on Courtland Way & Mimms Road. Kelly McCann reported that he has had several conversations with Altura regarding their signage in the front yard. A resident stated that some relative worked for Altura and that they were in the process of building a new office building.

Jeff Lowe purchased the domain name www.flagstonecreek.org and offered to setup a website for the HOA.

It was decided that at least four (4) Board Meetings would be held in 2011.

A landscape work party will be organized in November to trim the scrubs and trees and to weed the flower beds to offset the cost of paying for the work.

The meeting was adjourned at 8:15 p.m.

Nadine D'Alessandro, Treasurer