

Flagstone Creek Estates HOA meeting Minutes 6/23/16.

Board members present; President Jordan Conley and Secretary Paul D'Alessandro. Mike Perkins was not present and there are two unfilled positions.

Jordan has been negotiating with new landscape contractors. He contact eight companies and walked the property with two. The bids are lower than the monthly fee we are currently paying. The contract with Ivey has expired and we are paying on a monthly fee of \$1136. Ivey has not covered all of the items on the contract and has mowed areas they were not supposed to mow. They also have not been monitoring the sprinkler system as specified in the contract. We have had water combined water bills of \$1000 when the sprinklers should have been off. Ivey also charged \$2200 to plant the flower beds. It was suggested we try to negotiate this down using the amount of the water bill to offset the flower bill.

Jordan met with Tami and walked the property with her. They are a local company and they currently have several HOA's in the Rockwall area they maintain. There was a discussion about trying to start them in the fall for \$1150 and then going up next season to \$1300.

Dead Tree removal Mike Perkins was going to look at the situation and was not there to report but nothing has been done. The cost to have them cut and removed was quoted at \$1200/day. The new landscaping company was requested to make up any missed days removing the dead trees and document what they worked on while on the property.

The original bid documents were used for the new bids. The corner by Mike and Jeff's was not in the bid and there is no money in the budget to cover it.

Budget report Nadine D'Alessandro.

There is money in the budget for the fountain maintenance including Algae removal \$400 twice a year. The budgeted water allocation may be too low and repairing the irrigation system is not in the budget. The budget has an estimated surplus of \$2940 for this year.

Currently we do not have a key to the sprinkler system control box. Jordan will try to get the one from Ivey. It was suggested we publish the sprinkler schedule on next door so everyone knows when they are supposed to run and when they shouldn't be on.

ARC.

The number of home in violation of the CCR's was discussed. Mainly trash cans in the driveway. Jordan was hoping for a personal approach by knocking on people's doors and talking to them personally. It was discussed that we need to clarify the rules and make sure we enforce them uniformly and not pick and choose what homes the rules apply to.

Meeting was adjourned at 8:12

Paul D'Alessandro

Secretary/Treasurer