

Flagstone Creek Estates HOA meeting Minutes 11/17/16

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

Landscaping. Ivey is going to be the landscaper through December. Jordan has requested proof of all work performed before payment will be authorized. We will not pay for the dead tree removal until it is complete. Ivey will be clearing the algae from the pond at no expense.

Budget. We are currently running a surplus. Landscaping has been budgeted at \$1600 per month and the bids so far have been around \$1300. The question was raised on who should approve the landscaping contract the Board or the HOA membership. It was concluded the Board is responsible.

There was a concern about a fence needing repair at 754 Black Oak Ln. Fences are becoming more of an issue with repair and staining issues.

LMC Committee:

Playground. We need to add more cushioning material. It was provided by living Earth last time. It was decided that we will wait until spring to order more fill.

Yards. We need to start looking at yard maintenance issues as some of the ones in the neighborhood have not been maintained in an acceptable manner.

ARC Committee:

There was a concern about a fence needing repair at 754 Black Oak Ln. Fences are becoming more of an issue with repair and staining issues.

Trash Cans. We still have people storing their trash cans in their driveways. This is a violation of the CCR's. We will do another survey and letters will be sent.

Budget Report:

The HOA has a financing option for the annual dues but no one has used it. Invoices will go out in January and the annual meeting notice is included. Current dues are \$375 per month. Currently there is a cushion of about \$5000 in the budget to cover small expenses that arise. We have about \$10,000 left for the insurance that is due before the dues are collected. We have \$3000 in a capital expense budget.

Annual meeting:

We will try to have it in January.

We need to fill the vacancies on the board. Currently we only have two members. We need at least three and we can have as many as five.

Paul D'Alessandro

Secretary/Treasurer

