

Flagstone Creek Estates HOA meeting Minutes 2/16/17

Board members present; President Jordan Conley and Secretary Paul D'Alessandro.

Bill Richardson was nominated and elected as the Vice President of the HOA by a vote of the members present

Landscaping: The new landscaping company (RTA) has started working. They are charging \$100 less than was budgeted. They will fertilize and use pre-emergent on the grass areas. They will also empty a trashcan by the playground if we get one there. We still have not gotten the control box key from the previous landscaper but RTS thinks they can deal with it.

Budget. The budget is on good shape and we are currently have about \$20,000 with \$500 in outstanding invoice for tree removal. 55 of 76 homes have paid the 2017 assessment. Keith asked how we handle past dues. We sent a document saying they can pay over a 3 month period and if they do not pay we have a lawyer send a letter telling them if they do not pay a lien will be placed on the property. It has never gone past the letter stage.

2017 Hopes and Dreams

Keith mentioned we need a trashcan by the playground for dog walkers and luncheons.. The landscaper will maintain it. We just need to look at the cost of a trashcan.

We need to look at the cost of replacing the dead trees in the entryway.

There was a Park irrigation installation discussion but the cost of getting power and installation is beyond what we have in the budget.

Fill dirt is needed around the play structure.

RTS will maintain and repair the current system. RDS will inspect and give an estimate for repairing the system along Mims road. David mention that there were solar panel and wiring issues and repairing it may cost more than replacing it.

The fountain seems to be having issues. Keith volunteered to turn the power on and off to see if that will clear the intake. The Pond treatment schedule is twice a year.

We need to look at improving the LED lighting at the entrance and removing some shrubbery so the monument is more visible. Replacing the dead trees is also part of this.

RTS will mow the field in the southeast corner of the property twice a year. They need to understand that we do not want them to mow until after the wild flowers have finished blooming. Jordan commented he has communicated this to RDS and they understand what we are trying to accomplish

Fences Carolyn and Keith had concerns on the fencing in the area. Several are in disrepair and others need to be stained.

We need volunteers for LMC (Landscape Maintenance Committee).

We also need to look at the Covenants and By Laws to update and make them current. We may want to look at a management company that will enforce all of the rules but we need to make sure they are current.

Jordan has scheduled meetings at the retirement center for the rest of the year.

We need to get an updated email list.

Jordan will look at doing a newsletter

David asked if it was possible to get a list of lease properties in the development.

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