

# Flagstone Creek Estates HOA meeting Minutes 6/15/17

Board members present; Vice President Bill Richardson and Secretary Paul D'Alessandro.

President Jordan Conley has resigned his position. Bill Richardson was nominated and elected President. Scott Roseberry was nominated and elected Vice President.

Budget. The budget report was presented by Nadine D'Alessandro. The budget is going to be tight for the rest of the year. We will probably have to use \$3000 to \$4000 of our reserves. We currently have about \$12,000 in reserves.

Maintenance costs are increasing on the sprinklers because of the age. We spent \$2000 to replace bad valves along Mims road. The system seems to be working correctly. We had several valves that were not compatible with the solar system we have. We also need to trim the trees near the solar panels so the system is more efficient. We will get an estimate on the cost of doing this. The sprinklers are set to come on at 12:00 AM on Monday and Friday. If they are on at any other time please let the BOD know. RTS seems to know what they are doing and are doing a good job of responding to any issues that have come up.

The estimate for removing the dead trees in the entry way is \$800. Keith volunteered to organize a work party to remove them.

RTS planted flowers at a cost of \$3300. We asked them not to do it again without approval first.

We brought in \$31,000 in fees this year.

The cost of insurance has increased by \$300. Coverage was added for property damage from tornados and accidents. The BOD liability insurance has also increased by about the same amount.

Everything we add to the budget will have to come from our reserves. The biggest unknown is the water usage. It adjusted depending on the weather.

General Discussion;

There was a discussion about getting a sign saying no outlet. When traffic backs up on Ralph Hall people try to cut through the neighborhood and discover there is no outlet on the eastside. Jeff volunteered to see if the city will install one.

CCR's do we enforce them or do we hire someone to enforce the CCR's? There was a discussion about the CCR's and whether we have to enforce all of the rules or can we selectively enforce the CCR's. Some of the CCR's are outdated but most are not. Bill and Keith will talk to a lawyer to get an opinion. We need to review all of the CCR's and update them.

There was further discussion on who sends out the violation letters. The ARC has the authority but the Board President has been sending them.

There was a discussion on policies and if any changes to the CCR's and policies need to be approved by the homeowners. Policies can be changed by the board but the CCR's need homeowners approval.

When responding to the BOD please respond to all. We have had some confusion as a result of not doing this.

We still need a key to the sprinkler control box in case of an emergency.

There was a question on 779 River Rock if someone was living there and if it was a leased property. It is a leased property owned by a corporation that promotes itself as a lease to own company. The next question was if there are any restrictions on how many leased properties we can have. There are currently no restrictions on how many houses can be rentals.

It was suggested we include the meeting dates in the minutes.

Meetings are scheduled for August 17, October 19, and December 14.

Paul D'Alessandro

Secretary/Treasurer