

Flagstone Creek Estates HOA meeting Minutes 12/4/17

Board members present; President Bill Richardson, Vice President Scott Roseberry, and Secretary Paul D'Alessandro. Nadine D'Alessandro and David Nelson were also present.

- **Fencing;**

Bill started by presented a letter he wants to send to all of the properties with fence issue. It will give the homeowner 6 months from the date of the letter to repair or replace the fence. It will have a 3-month variance of needed. The HOA Board President and the Homeowner will sign the letter. Most fences in the neighborhood will need replacement soon. The BOD approved the attached letter. We still need to investigate the no colored stains referenced in the letter. The BOD approved the revision to delete this phrase.

- **Corner lot mowing;**

The estimate to rent a tractor and mow the lot ourselves is about \$400. Bill found a person that would mow it for \$60. Mowing will be at our request. The BOD directors agreed to have the lot mowed twice a year.

- **Pond maintenance;**

1. There was a discussion on buying the herbicide to reduce the weed ourselves instead of paying for the service. The pond is treated twice a year. In order to do this we need to determine the volume of the pond. It is estimated to be 0.2 Acre/ft. The board approved this in an effort to save money.
2. There was also discussion on dying the pond blue. We will look at Tractor Supply as a possible source of the herbicide and dye.
3. Scott reduced the run time on the fountain by 1 hour.

- **Trash can by playground:**

The price of the trashcan is about \$200 plus fright and installation. Do we need to look at this again? We may look to see what we can find. No action was taken on this.

- **List of maintenance items;**

1. Jeff Lowe posted a list of some items of concern.
2. The fence around the pond needs painting
3. Trim Trees on the entrances near the solar panels. The main entrance was more of a concern versus the ones on Mims Road. The landscaper has trimmed the trees since this was originally suggested.
4. The solar panels may need to be replace due to their age. The landscaper can give us an estimate.

- **Mowing;**

It was suggested that we look at reducing the number of lawn mowing from 42 to 38 a year to reduce the expense. Bill will negotiate with the contractor to see what we can do to reduce the landscape maintenance cost.

Budget and Monthly Dues

We currently have \$2700 in reserve.

The landscaper has turned off the sprinklers on Flagstone. The meter on Mims is still an issue. Scott will try to read the correct meter to determine what our liability might be so we can set aside the correct dollar amount in case we get the corrected invoice.

Bill suggested an increase in the yearly dues to \$400. We will set aside \$5-\$10 for future expenses. If we do not and a major maintenance issue comes up, we might have to have a special assessment to pay for items not in the budget. We need to check on the rules for special assessments. The question was asked if the HOA could borrow money if needed. No one knows for sure.

David Nelson asked how we are currently fund the reserves. Nadine stated all fines and transfer fees go into the reserve. We spent almost \$4000 of the reserves in 2017.

There was a discussion on how much to place in the reserve. It was suggested \$15 per household. David question if it was legal. Nadine stated it is a line item in the budget and should be OK.

Bill suggested an increase of \$25 and another increase next year if we go to a management company. Bill has already requested a proposal from a management company. Relying on volunteers has not been consistent.

We need to have money set aside for insurance. Nadine will look at deleting the property insurance. This should save about \$200. All of the metal fencing that the HOA is responsible for may need painting soon.

The price of the dues has not increased in years and the anticipated expenses are going to increase.

The BOD approved an increase in the yearly dues to \$400.

ARC

David Nelson agreed to be the interim chairperson on the ARC Committee.

Paul D'Alessandro

Secretary/Treasure