

Flagstone Creek HOA  
Board & Association Minutes  
January 27, 2011

In Attendance: Paul & Nadine D'Alessandro, Travis Degen, Jeff Lowe, Anthony & Gloria Marquez, Keith & Pricilla Page, Larry & Sherri Parks, Alan Phillips, Brian Schwartz, Lynn Wernette, and Gary & Jennifer Young.

The meeting was called to order at 7:05 p.m. by Larry Parks, Vice-President HOA Board, at the American National Bank offices at 2865 Ridge Road. Kelly McCann, President has sustained a back injury and was unable to attend the meeting. The meeting started with introductions of those in attendance.

The Minutes of the Organizational Meeting on October 21, 2010 were reviewed. The minutes were approved with the following change: the heading was changed from "Board Meeting Minutes" to "Association Meeting Minutes".

Larry Parks stated for a matter of the record that the Class B Control Period ended on 9/1/2010 and the HOA is now controlled by Class A Members, which are the Homeowners.

On December 1, 2010, Nadine D'Alessandro was appointed to fill the Treasurer's position. A motion was made to elect Nadine D'Alessandro to the Treasurer position for a 3 year term. The vote was unanimous.

Treasurers Report. Nadine D'Alessandro reported that she had to reconstruct the 2010 data in order to produce financial statements for 2010. She also stated that there was a payment of \$4,694.39 to Mil/Way Investors in June of 2010. The supporting documents indicated that this was for reimbursement of 2009 HOA expenses, which the Declarant was entitled to, if there were funds available. It was also clarified that prior to June 2010, the Declarant paid for HOA expenses totally \$17,902 and that some Owners were under the impression that the Declarant was going to just give us the money as a good will jester. It was noted that the CC&Rs state that the Declarant was required to pay the deficiency in the event the cost of maintenance exceeds the amount of Assessments received and that there are no provisions in the CC&Rs for repayment to the Declarant once the Class B Control Period has ended. This amount will be carried on the Balance Sheet as Declarant Contribution.

The 2011 Budget was reviewed and unanimously approved. It was noted that insurance was increased to cover the cost of the Board of Directors policy as required by the CC&Rs and that a contingency amount of \$1000 was included for unplanned/unforeseen expenses. It was also noted that maintenance of the irrigation system was increased over the last year and that there was some concern that the irrigation system maintenance may become problematic. It was also noted that Graves Landscape is to check the irrigation system every other month and maybe able to detect problems early one. The question was raised who is responsible for paying for sprinkler heads if they are broken by the landscape company. Keith Page stated that he would be willing to contact the medical building on Ralph Hall & Flagstone to see if they would be interested in paying for the benefit of our landscaping in the median of Flagstone.

The Delinquency Policy was reviewed and unanimously approved. Nadine D'Alessandro stated that she reviewed several other HOA Delinquency policies and this policy was modeled after those.

Jeff Lowe gave a short report on the website status. Documents, such as the CC&Rs, By-Laws, Request for Modification form, are now available on-line. He is also working on a blog page which will only be visible to Flagstone residents and will be a great way to communicate.

Alan Philips gave a report on the Architectural Committee. The Committee has done some site inspections and there are some violations that they will be dealing with. Alan reminded us that a modification form must be submitted prior to making any exterior changes to the property. Owners were also encouraged to become familiar with Section 6 & 7 of the CCRs.

Alan commented that the work party held in November 2010 was productive. Kelly McCann has been in contact with the city regarding the following issues (1) A leak in the pipe into the retention pond; (2) standing water along the nature trail and (3) standing water along the Brazos street entrance. Alan indicated that the city planned to repair the Brazos street entrance in the near future. It was reported that parking behind the former Altura home continues to be problematic in the alley and that residents have called the police department.

Volunteers Needed! The Board is looking for someone to coordinate a semi-monthly newsletter and an Event Coordinator. This person would coordinate 1 – 2 social events throughout the year.

In closing, Larry Parks mention the idea for consideration at the next meeting to increase the HOA Board to 5 members as stated in the By-Laws. The next meeting is tentatively planned for April 28, 2010.

The meeting was adjourned at 8:30.

Submitted by  
Nadine D'Alessandro, Treasurer