

Board Meeting Minutes  
April 28, 2011

Board Members: Kelly McCann, Larry Parks, Nadine D'Alessandro

Visitors: Jeffrey Lowe, Lynn Wernette, Sheri Parks, Brian Schwartz, Keith Page, David Nelson, Jennifer Young.

The meeting was called to order at 7:10 p.m. by Kelly McCann, President.

The Board Meeting Minutes for January 27, 2011 were reviewed and approved with no changes.

Old Business:

- 1) Keith Page contacted Scott at Ralph Hall Medical to discuss if they would be interested in contributing money for the benefit of our landscape on Flagstone Creek. Scott expressed an interest and requested a formal letter, which was sent. To date, no payment has been received.
- 2) Graves Landscape stated that if a sprinkler head is hit when mowing, they will replace the head at their cost.

New Business. A Violation Policy was discussed and approved unanimously. There was some discussion regarding how pre-existing violations will be handled. The ARC stated these would be handled on a case by case basis. Another question was raised how the ARC would respond if an owner makes a substantial modification that violates the CC&R's. The Board & ARC stated that a violation notice would be sent and that ignorance of the CC&R's and Bylaws is not an acceptable excuse for not following the CC&R's.

Maintenance items:

Pond – When the pond becomes overrun with algae, the algae plugs up the pump. For the last several weeks, the fountain has been turned off. With the rain the last few weeks, a lot of the algae has been washed out of the pond and the fountain has been once again been turned on.

Nature trail – The HOA has received some conflicting information from the city regarding what maintenance can be done in and along the nature trail. After some discussion, it was decided that a letter should be send to the City to document our concerns primarily as it relates to the drainage issue and the low spot on the walking trail that is usually covered with water and mud.

Graves Landscape – The HOA is generally pleased with the work that Graves is doing, however, there are some areas that are not being addresses as agreed to in our maintenance agreement. It was decided to send a letter outlining our concerns to Graves.

Update:

Altura house is under construction. There appeared to be some issue with the setback.

Website – The website has been updated to include a Bulletin Board. The number of people signed up is relatively low but expected to increase in the next couple of months.

Easter Egg Hunt – was a great success for the kids that attended, lots of eggs and lots of candy for the kids. Thank you to Alan Phillips for organizing.

The meeting was adjourned at 8:40 p.m.

Submitted by Nadine D'Alessandro,  
Treasurer/Secretary