

Flagstone Creek Estates

Board of Directors 2nd Quarterly Meeting 2013

DATE: JULY 27, 2013 MONDAY

LOCATION: AMERICAN NATIONAL BANK - ROCKWALL

TIME START: 8:40 PM TIME END: _9 PM_____ REMARKS: MINTUES TAKEN BY DAVID NELSON, PRESIDENT

ATTENDANCE LOG

PRINT NAME	SIGNATURE	TITLE
BRYAN SCHULTZ		ARC COMMITTEE CHAIR
ALLAN PHILLIPS	AP	ARC CHAIR
ELI MOYA		ARC
DAVID NELSON	DLN	PRESIDENT
KELLY MCCANN JEFF LOWE	KM	VP WEBMASTER- FLAGSTONECREEK.ORG
NADINE DELASANDRO NELIDA SPURELL	ND, NS	ACCOUNTING/FINANCE PR/COMMUNICATIONS- FACEBOOK
SEE SHEET FOR LIST OF HOMEOWNERS IN ATTENANCE	AVAILABLE UPON REQUEST	

AGENDA	ACTIONS
<i>REVIEW OF MINUTES – 1ST QTR 2013</i>	<p>http://flagstonecreek.org/docs/HOA-BoardMeetingMinutes20130318.pdf</p> <p>MOTION TO APPROVE 1ST QTR MINUTES, COPIES PROVIDED TO ALL DIRECTORS: DN 2ND : KM</p> <p>REQUEST FOR LIST OF HOA CONTACT INFORMATION: REBECCA DODD ADVISED THAT THIS WAS AVAILABLE THROUGH www.flagstonecreek.org</p>
<p><i>ASSESSMENT UPDATES:</i></p> <p><i>2635 WATERSTONE</i></p> <p><i>2702 CAPSTONE WAY</i></p>	<p>MOTION TO CLOSE ALL REMAINING ISSUES OF DELIQUENCY AND NON-COMPLIANCE TO BOD ONLY – DN 2ND KM (MOVED DISCUSSION TO BANK BREAKROOM)</p> <p>MOTION TO BEGIN PROCEEDINGS ON DEFAULTED ASSESSMENT AND PENALTY PAYMENTS THROUGH HOA COUNCIL: DN 2ND: AP</p>
<p><i>REQUEST BY HOMEOWNERS TO CONSIDER A COMMITTEE TO REVIEW AND DEVELOP PARKING GUIDELINES WITHIN THE COMMUNITY</i></p>	<p>DISCUSSION: CONSIDERATION FOR ABILTY TO ENFORCE, CONSIDERATION FOR COST AND EFFECTIVENESS. ND ASKED THAT WE REVIEW THE CURRENT CITY ORDINANCES TO ENSURE WE EITHER DON'T HAVE THE ABILITY TO GOVERN THE DESIRED PARKING PRACICES</p> <p>MOTION TO ASSIGN DIRECTOR TO REVIEW CITY OF ROCKWALL ORDINANCES: DN, 2ND KM</p>

	UPON REVIEW AND CONSIDERATION FURTHER ACTION
<p><i>IMPROVEMENT MODIFICATION REQUESTS:</i></p> <p><i>2720 MOSSWOOD – FENCE</i></p>	<p>DISCUSSION: MENTION WAS MADE ON THE REQUEST FOR MODIFICATION STEMMING FROM LACK OF CARE TAKEN BY SOME HOMEOWNERS REGARDING THE SPACE BETWEEN THE IRON FENCE AND THE HOMEOWNER FENCE. DN REMARKED THAT THE MODIFICATION REQUEST WAS RECEIVED AND DN CALLED AND DISCUSSED THE SITUATIO WITH THE HOMEOWNER WHO WANTED TO BUILD A PRIVACY FENCE. DETAILS ON THE FENCE WERE PROVIDED WHERE THERE WILL BE A MINIMUM OF 24-36” ALLOWED FOR CARE OF AREA BETWEEN THE FENCES. APPROVAL WAS GIVEN ON THE ERECTION OF THE FLAG POLE AS WELL.</p>
<p><i>MEETING WITH CITY SET FOR JULY 25 AT 4PM</i></p>	<p>MEETING TO BE HELD ON SITE IN THE NATURE TRAIL AREAS. TOPICS FOR REVIEW DURING MEETING WITH CITY OFFICIALS:</p> <ol style="list-style-type: none"> 1. DEAD CEDAR TREES 2. IRRIGATION HARDWARE REMOVAL 3. SILT FENCES LEFT BEHIND 4. REGRADING OF AREAS HOLDING WATER AND NEED FOR REDIRECTION OF STORM WATERS TO CREEKS 5. TURF GRASSES SODDING 6’ ON EITHER SIDE OF TRAIL
<p><i>REQUEST TO REVIEW MATTER INVOLVING PROPERTY ADDRESS (REDACTED FOR PRIVACY), VIOLATION OF CCR’S 7B</i></p>	<p>DISCUSSION: HOMEOWNER GIVEN TIME TO EXPLAIN THE CIRCUMSTANCES AND DETAILS INVOLVED ON ALLEDGED VIOLATON. QUESTIONS AND ANSWERS BETWEEN HOMEOWNER AND BOD. QUESTIONS REGARDING HO’S KNOWLEDGE OF THE CCR 7B, ASKED AND ANSWERED, STIPULATIONS REGARDING MOTORHOME’S DEFINITION AS “MOTORHOME” CONFIRMED.</p> <p>VOTING: BY A MAJORITY VOTE, THE HOMEOWNER WAS STILL IN VIOLATION OF CCR CHAPTER 7.B. AND GIVEN UNTIL AUGUST 15TH TO REMEDY THE VIOLATION PRIOR TO ADDITIONAL ACTION TAKEN BY THE ASSOCIATION.</p>
<p><i>REQUEST BY ND – ACCOUNTANT: REVIEW THE REQUIREMENTS FOR LIABILITY INSURANCE COVERAGE FOR COMMON AREAS OWNED BY THE CITY AND DECICATED BY THE CITY AS PARKLANDS.</i></p>	<p>DISCUSSION: IT WAS AGREED THAT WHEN MEETING WITH THE DEPARTMENT CITY OFFICIALS COULD ADVISE US ON THIS MATTER AND WE WILL INCLUDE THAT ADDITIONAL INFORMATION AT THAT TIME.</p>
<p><i>REQUEST BY ND ON ENFORCEMENT OF THE SIGNAGE POLICY FOR REAL ESTATE SALES INSIDE FCE.</i></p>	<p>DISCUSSION OF CCR CHAPTER 7.5.S WHERE THE USE OF “ONE” PROFESSIONALLY FABRICATED SIGN MAY BE USED ON THE LOT OF THE HOME BEING SOLD (PARAPHRASED) CORRECTION FROM DISCUSSION WHERE IT WAS SAID THAT 2 SIGNS COULD BE USED.</p>
<p><i>PARTNERSHIP WITH ROCK RIDGE MEMORY CARE FACILITY: INSTALLATION OF LIGHTING OF ENTRY AREAS ON FLAGSTONE CREEK BLVD.</i></p>	<p>DISCUSSION: AGREEMENT BEWTEEN BOARD MEMBERS TO CONTACT THE CONSTRUCTION COMPANY (COMMERICAL RESOURCES) AND REQUEST TO PARTNER WITH THEM IN MANAGING THE PROJECT TO INSTALL LIGHTING FOR MONUMENT AREAS ON FLAGSTONE CREEK BLVD AND MIMS ROAD.</p> <p>7/26 – CONTACTED J SCHWARTZ OF CR AND WAS TOLD THAT HE COULD WORK WITH US AFTER WE WORK THROUGH OBTAINING ONCOR PERMISSION FOR INSTALLING A SEPARATE METER TO THE HOA.</p>

	<p>ALSO DISCUSSED THE NEED WITH HIM OF FILL DIRT, WHERE HE EXPLAINED THAT THIS WOULD BE A WIN-WIN BECAUSE THEY NEEDED TO GET RID OF IT. LOCATIONS FOR FILL DIRT INCLUDED THE ENTRANCE GATE TO THE RETENTION POND AND THE NW BANK AREA OF THE RETENTION POND WHERE AROUND THE ERODED AREAS OF THE CULVERTS AND THE NW BANK FROM WATER SHED AND DRAINAGE FROM BLACK OAK HOMES.</p>
<p><i>REPLACEMENT OF LOW VOLTAGE IRRIGATION METERING EQUIPMENT WITH DC EQUIPMENT.</i></p>	<p>DISCUSSION: DN DISCUSSED THE REASON FOR THIS NEED AND EXPLAINED THE WORK ON REPLACING. IT WAS AGREED TO BY THE BOARD AND ASSOCIATION MEMBERS ATTENDING MEETING. BUDGETING FOR THIS EXPENSE WAS DISCUSSED AND WILL CONTINUE TO BE A PRIMARY REASON FOR THE LAST INCREASE IN ASSESSMENT FEES IN 2013</p>
<p><i>TREE REPLACEMENT</i></p>	<p>DISCUSSION: SEVERAL TREES WERE CONSIDERED FOR REPLACEMENT OF THE CEDAR TREES INCLUDED: BLACK PINES, OAKS, BALD CYPRESS.</p> <p>MOTION TO SELECT KM TO TAKE 2 BIDS FOR REMOVAL AND REPLACEMENT OF DEAD CEDAR TREES ON MIMS ROAD ENTRY AREAS.</p> <p>2ND: AP</p>
<p><i>RECENT ARC INSPECTION FINDINGS</i></p>	<p>DISCUSSION: RECENT INSPECTION FINDINGS HAVE SHOWN MULTIPLE VIOLATIONS IN JUST A FEW ROUTINE HOMEOWNER MAINTENANCE AREAS THAT HAVE BECOME A MAJORITY OF THE NOTIFICATIONS:</p> <ul style="list-style-type: none"> • TRASH CAN PUT AWAY AFTER P/U DAYS • GRASS AND WEEDS GROWING INTO LANDSCAPING BEDS AROUND MANY HOMES • LACK OF FENCE REPAIR AND MAINTENANCE, SPECIFICALLY WARPED BOARDS, MISSING BOARDS, LACK OF RESTAINING, ETC: • THIS IS IN LINE WITH FCE HOA ARC STANDARDS AS WELL AS ROCKWALL CITY ORDINANCE 6-133A-B: <p>Sec. 6-133. Maintenance of fences.</p> <p>(a) No person owning, leasing, occupying, or having charge of any premises shall maintain or keep a fence in dilapidated condition that although functional, creates an unsightly condition that substantially detracts from the appearance of the neighborhood.</p> <p>(b) Upon becoming aware of conditions set forth in subsection (a), the code enforcement officer shall make a determination as to whether the fence condition is a nuisance and should be abated. If so, the code enforcement officer shall give notice to such person having control of the premises to remedy such condition within ten (10) days, unless good cause can be shown that additional time is needed to rectify the condition.</p>
	<p>MOTION MADE BY DN: TO FORM A COMMITTEE TO REVIEW CCR'S AND COMPARE TO FINDINGS DURING INSPECTIONS AND EACH MEMBER OF THE BOD MUST COME UP WITH A SET OF 3-4 VIOLATIONS THAT CONTINUE TO BE COMMON ON ALL INSPECTIONS. AND FURTHER ASKED THAT CONSIDERATION BE GIVEN TO MAKE THESE VIOLATIONS "BLANKET-WARNING VIOLATIONS" WHERE AFTER THE HOA PROVIDES ALL HOMEOWNERS WITH THESE WARNINGS, THAT UPON SUBSEQUENT INSPECTIONS, THESE VIOLATIONS OCCUR, FINES ARE IMPOSED WITHOUT THE NEED FOR ADDITIONAL WARNING LETTERS REDUCING THE NEED TO WASTE MONEY AND WAITING PERIOD DELAYS. THIS IS PROPOSED AS A MOTIVATION TO REDUCE THE FREQUENCY VOLUME OF VIOLATIONS WITHIN THE COMMUNITY.</p> <p>2ND: NOT CARRIED AND PROPOSAL WILL BE INCLUDED ON QTR 3 MEETINGS WITH</p>

<p><i>BOARD OF DIRECTORS STATUS AND CURRENT TERM REVIEW AND NOMINATIONS</i></p>	<p>ASSOCIATION AND BOD.</p> <p>DISCUSSION: DN REVIEWED THE CURRENT STATUS OF BOARD MEMBERS:</p> <ul style="list-style-type: none"> • DAVID NELSON, PRESIDENT - (TERM EXPIRES IN JANUARY 2014) • KELLY MCCANN , VICE PRESIDENT - (TERM EXPIRED, REAPPOINTED THRU SUCH TIME AS ANOTHER DIRECTOR IS ELECTED OR APPOINTED) • ALAN PHILLIPS - MEMBER-AT-LARGE CHAIRMAN, ARC - TERM EXPIRES JAN '15 (HAS SUBMITTED REQUEST TO RESIGN POSITION IN JANUARY 2014 DUE TO PERSONAL TIME COMMITMENTS) • BRIAN SCHWARTZ - MEMBER-AT-LARGE - TERM EXPIRES JAN '15 • OPEN POSITION - TRESURER/SECRETARY POSITION - OPEN <p>ASSOCIATE POSITIONS APPOINTED BY BOD: NELI SPURELL - PR/COMMUNICATIONS FACEBOOK JEFF LOWE - WEBMASTER www.flagstonecreek.org ELI MOYA - ARC INSPECTIONS KAREN HINES - ARC INSPECTIONS</p>
	<p>MOTIONS:DN TO NOMINATE AND APPOINT TO HOMEOWNERS FOR 2 POSITIONS VACATED BY KELLY MCCANN AND ND: TERRY MCELLON - TO FILL VACATED POSITION BY KM *CAROLYN OR RANDALL DUNCAN - TO FILL VACATED POSITION BY NADINE DELASANDRO</p> <p>2ND:AP</p> <p>MOTION TO APPOINT ASSOCIATE MEMBER FOR ROLE AS ASSISTANT TO PR/COMMUNICATIONS AND ARC INSPECTIONS - KAREN HINES</p> <p>2ND: AP</p> <p>DN WILL DISCUSS APPOINTMENT WITH DUNCANS AND ADVISE BOD AND ASSOCIATION BY 8/15/2013</p>
	<p>MOVED TO ADJOURN MEETING - 9:15 PM</p>

RECORDED BY DAVID NELSON (ACTING SECRETARY/TREASURER)

ADDITIONAL NOTES/DRAWINGS: NONE