

Flagstone Creek Estates

Board of Directors 3rd Quarter Meeting

DATE: NOVEMBER 5TH, 2013

LOCATION: AMERICAN NATIONAL BANK - ROCKWALL

TIME START: 7PM TIME END: _9:00 PM_____ REMARKS: MINTUES TAKEN BY DAVID NELSON, PRESIDENT

ATTENDANCE LOG

BOD / ASSOCIATE MEMBERS	ATTENDANCE	TITLE
ALLAN PHILLIPS	ATTENDED	ARC CHAIRMAN
ELI MOYA	ATTENDED	ARC COMMITTEE
DAVID NELSON	ATTENDED	PRESIDENT
TERRY MCELLEN	ATTENDED	VICE PRESIDENT
NADINE DELASANDRO	ATTENDED	ACCOUNTING
NELIDA SPURRELL	ATTENDED	PR/COMMUNICATIONS
JEFF LOWE - ABSENT	ABSENT	WEBMASTER
ELI MOYA	ATTENDED	ARC COMMITTEE
KAREN HINES	ABSENT	ARC/COMMUNICATIONS

AGENDA	ACTIONS
<i>OPENED MEETING AT 7 PM</i>	MOTION MADE TO APPROVE 2ND QUARTER MINUTES (DN). 2ND (TM)
	MOTION MADE TO MOVE BUDGET REVIEW AND 2014 BUDGET PLANNING TO A SPECIAL SESSION FOR CLOSER REVIEW OF CURRENT EXPENDITURES TO CLOSE OUT THE YEAR, AND GIVE MORE ATTENTION TO 2014 BUDGET PLANNING
<i>DISCUSSION - CONTRACTORS</i>	SEVERAL MEMBERS MADE MENTION OF THEIR VIEWS ON IRRIGATION FAILURES AND FACTORS INVOLVED IN THE CAUSE. HOMEOWNERS OFFERED TO SHARE DISCUSSION HAD WITH HQLS.
	MOTION MADE TO BID OUT THE LAWN AND IRRIGATION MAINTENANCE SEPARATELY AND/OR FIND BETTER QUALIFIED IRRIGATION MAINTENANCE COMPANY WHO COULD HANDLE THE ON-GOING VALVE AND METER FAILURES (DN). 2ND (TM) DISCUSSION BY HOMEOWNERS AND SUGGESTED CONTRACTORS (KEITH - PARADISE LAWN) ALONG WITH OTHERS. NOTE: SINCE NOV 5TH MEETING WE HAVE SET BID MEETINGS WITH A) MILLIKENS - ROCKWALL B) CHRIS LANZILLO FOR 11/14 (THUR).
<i>ENTRY LIGHTING OF MONUMENTS AND DC POWER TO DRIVE FUTURE CHANGE TO MORE EFFECTIVE IRRIGATION SYSTEMS</i>	MOTION MADE TO TAKE BIDS AND REVIEW COSTS FOR ELECTRIC SERVICE INSTALLATIONS TO THE ENTRY AT FLAGSTONE CREEK BLVD AND MIMS ROAD ENTRIES. (DN) 2ND (AP) NOTE - SINCE NOV 5TH MEETING, BARNEY ELECTRIC - ROCKWALL HAS BEEN ON SITE TO BID THE DELIVERY SERVICE WORK, BUT ONCOR HAS NOT YET MARKED THE LOCATION FOR THE POWER. NOTE - SINCE MEETING, DAVID HAS CALLED ONCOR FOR 2ND REQUEST AT MARKING TH TERMINATING SERVICE LOCATIONS FROM WHICH CONTRACTORS CAN BASE THEIR BIDS.
	ADDITIONAL REMARKS - 1) NADINE ASKED ABOUT NEIGHBORING BUSINESS' WILLINGNESS TO SHARE CONTRACTOR, AND TO DATE, THEY HAVE NOT RESPONDED TO THE REQUEST DAVID MADE OF JASON WITH ASSISTED LIVING. DAVID WILL AGAIN CONTACT THEM AND ASK IF THE CONTRACTOR USED FOR THEIR SERVICE WOULD BE WILLING TO BID ON OUR ADJACENT PROPERTY.

	<p>2) NADINE COMMENTED THAT HQLS IS BEHIND IN THEIR BILLING TO FCE. DAVID WILL CALL HQLS TO DISCUSS REASONS.</p>
<p><i>POND MAINTENANCE</i></p>	<p>DAVID BEGAIN DISCUSSION REQUESTING HELP FROM HOMEOWNERS TO ASSIST IN COMPLETING THE POND DAM WALL CONTRUCTION. IT WAS AGREED THAT WE WOULD PURCHASE AND HAVE BAGS DELIVERED ON SITE AT A DATE SOON THAT COOESPONDED WITH GOOD WEATHER (3-4 CONTINUOUS DAYS WITHOUT RAIN) TOM B., ALAN P., TERRY M., OTHERS AGREED TO HELP.</p>
<p><i>DISCUSSION – ARC INSPECTIONS AND HOMEOWNER VIOLATIONS OF CCR’S</i></p>	<p>A LENGHTY DISCUSSION BY BOD AND ASSOCIATION MEMBERS CENTERED ON THE BOD’S EFFORTS TO EFFECTIVELY ENFORCE THE ARC LANDSCAPING GUIDELINES THROUGH INSPECTION AND COMMUNICATIONS WITH VIOLATORS. DETAILS INVOLVING SPECIFIC PROPERTY ADDRESSES WERE DISCUSSED. ALTHOUGH A RESOLUTION WAS NOT FULLY AGREED TO, A SUGGESTION TO EXPLORE THE POSSIBILITY OF CONTRACTING AN INDIVIDUAL TO MANAGE THE INSPECTION AND REPORTING PROCESS.</p>
<p><i>MOTION TO DOCUMENT REQUIREMENTS FOR AN INDEPENDENT INSPECTOR TO REPORT TO THE ARC CHAIRMAND AND/OR COMMITTEE</i></p>	<p>NADINE SUGGESTED THAT THIS POSITION COULD BE RESPONSIBLE FOR BOTH INSPECTION AND FOLLOW-UP INSPECTIONS AS WELL AS COURTESY AND FINE NOTIFICATIONS TO HOMEOWNERS. THIS WOULD ESSENTIALLY REMOVE THE ARC COMMITTEE FROM DECISIONS REGARDING APPROVALS AND INTERPRETATIONS INSPECTION FINDINGS. A MOTION WAS MADE THAT WE SHOULD DOCUMENT SOME REQUIREMENTS FOR THE POSITION (DN) AND THAT THE ARC CHAIRMAN (ALAN) WRITE UP AND PRESENT THESE REQUIREMENTS TO THE BOD. 2ND (TM).</p>
<p><i>SPECIFIC CC&R VIOLATIONS AND FINES ON-GOING</i></p>	<p>DISCUSSION AND STATUS OF THE CURRENTLY DELINQUENT PROPERTY ON BRAZOS WAY. DAVID STATED THAT SINCE THE IMPOSITION OF THE SEPTEMBER 8TH DEADLINE ADDITIONAL FINE NOTIFICATIONS HAD NOT YET BEEN SENT TO THE HOMEOWNER. THE NOTIFICATION LETTERS DRAFTED AND EMAILED WERE FOUND AND IT WAS AGREED THAT IMMEDIATE \$100 ASSESSMENT FOR FINES WILL BE ADDED TO THE HOMEOWNER ACCOUNT FOR FAILURE TO REMEDY THE VIOLATION. NOTE – THAT ON FRIDAY, 11-8-13, THIS LETTER WAS POSTED RETURN RECEIPT WITH SIGNATURE. IN ADDITION, THE LETTER FURTHER STIPULATED THAT IF THE VIOLATION WAS NOT CORRECTED WITHIN 14 DAYS, AN ADDITIONAL \$200 WOULD BE ASSESSED ON THE PROPERTY AS AGREED TO BY THE BOD DURING THIS NOV 5TH BOD MEETING. THAT DEADLINE DATE FOR CORRECTION OF THE VIOLATION WILL BE NOV 22ND.</p>
<p><i>TREE REPLACEMENT</i></p>	<p>DISCUSSION OF THE IRRIGATION SYSTEM AND PESTICIDE TREATMENTS WERE DISCUSSED BY THE BROWNS AND THE BOD, AND AGREEMENT WAS MADE THAT THE RFQ TO CONTRACTORS WILL INCLUDE PESTICIDE TREATMENT SCHEDULES AND QUALIFIED IRRIGATION MAINTENANCE TO ENSURE THAT REPLACED TREES AND SHRUBS WOULD BE CARED FOR.</p>
	<p>TREE VARITIES WE DISCUSEED BY NELIDA AND THE BOD. KELLY M HAD PREVIOUSLY TAKEN BIDS FROM A CONTRACTOR AND PROVIDED A COST FOR REPLACEMENT LABOR. THIS BID WILL BE CONSIDERED AND COSTS COMPARED TO BUDGETED FUNDS. NOTE- SINCE OUR NOV 5TH MEETING, CHAMBERVILLE FARMS, AND COVINGTONS NURSERY HAVE PROVIDED TREE COSTS. THESE COSTS AND REVIEW OF THESE COSTS WILL BE DONE IN SPECIAL SESSION TO BE HELD DURING THE WEEK OF NOV 18TH – 22ND.</p>
<p><i>NOMINATIONS – BOD TO FILL VACATED POSITIONS</i></p>	<p>NELIDA S. OFFERED TO DOCUMENT AND ASSIST IN THE DEVELOPMENT OF A LANDSCAPE ADVISORY COMMITTEE AND A MOTION WAS MADE THAT SHE PRESENT HER FINDINGS TO THE BOD. (DN) 2ND (AP) DISCUSSION ON BOD TERMS OF CURRENT THE CURRENT BOARD OF DIRECTORS. IT WAS PRESENTED THE BOD AND THE ASSOCIATION THAT ALAN PHILLIPS WAS STEPPING DOWN BEGINNING WITH THE JAN 14 TERM, AND THAT HIS POSITION WILL NEED TO BE FILLED ALONG WITH THE DIRECTORSHIP SINCE VACATED BY ARC CO-CHAIR BRIAN SCHULTZ.</p>

<p><i>FLAGSTONE CREEK HOA BOARD STRUCTURE – REVIEW</i></p>	<p>THE FLOOR WAS OPENED FOR NOMINATIONS TO THE BOD BY DAVID N. AFTER LENGTHY DISCUSSION TWO HOMEOWNERS WERE NOMINATED TO FILL POSITIONS. DAVID MADE A MOTION TO NOMINATE CAROLYN DUNCAN AND TOM BEDINGFIELD. TERRY M 2ND THESE NOMINATIONS WHICH THE BOD WILL PRESENT FOR VOTE AT THE ANNUAL MEMBERSHIP MEETING TO BE HELD IN DECEMBER.</p> <p>THE FLAGSTONE CREEK BOD PROJECTED FOR THE JAN 14 TERM WILL, AFTER CONFIRMATION BY HOA WILL BE:</p> <p>PRESIDENT – DAVID NELSON (EXTENDED TERM) VICE PRESIDENT – TERRY MCCLELLON (1ST TERM) SEC/TRESURER (APPOINTED) – CARLOYN DUNCAN (1ST TERM) DIRECTOR (APPOINTED) – TOM BEDINGFIELD (1ST TERM) ARC CHAIRMAN (RETIRING) ALAN PHILLIPS ARC CO-CHAIR – (VACATED POSITION)</p>
<p><i>MOTION TO HOLD SPECIAL SESSION TO REVIEW AND FINALIZE 2013 EXPEDITURES AND PLAN 2014 BUDGET, AND SET DATE AND PLAN COMMUNICATION TO HOA FROM BOD ON THE ANNUAL MEMBER S MEETING</i></p> <p><i>MOTION TO HOLD SPECIAL SESSION TO CONFIRM DOCUMENTATION FOR ASSOCIATION REQUIREMENTS OF THE INSPECTOR POSITION AND ITS JOB DESCRIPTION AND BUDGET</i></p> <p><i>MOTION TO HOLD SPECIAL SESSION TO AGREE ON NEW BOD APPOINTMENT POSITIONS AND RESPONSIBILITIES FOR VACATED AND OPEN POSITIONS WHICH HAVE BEEN FILLED WITH APPOINTMENTS.</i></p> <p><i>MOTION TO HAVE ARC CHAIR DRAFT A SET OF THE REQUIREMENTS FOR THE POSSIBLE NEW INSPECTOR POSITION TO PRESENT IN SPECIAL SESSION</i></p>	<p>DN – 2ND TM</p> <p>DN – 2ND TM</p> <p>DN – 2ND TM</p> <p>DN – 2ND TM</p>

RECORDED BY: DAVID NELSON