

**Stone Creek (Flower Mound)
Homeowners' Association, Inc.
Meeting Minutes**

December 4, 2011



I. Call to order and Verification of Quorum

- a.) John Pittman called to order a meeting of the elected Board of Directors of the Stone Creek (Flower Mound) Homeowners' Association, Inc. at 7:44 PM on December 4, 2011 at Bur Oak Drive, Flower Mound, Denton County, TX. Such meeting met the requirements of both an Organizational Meeting and Regular Meeting per Bylaws sections 5.07 and 5.08.
- b.) Mr. Pittman noted that the meeting notice requirements were met where a Quorum was present, (5 of 5 Board Members) and that Board business could be conducted.

II. Roll call

- a.) John Pittman conducted a roll call. The following persons were present:
 - 1. John Pittman
 - 2. Fernando (Fred) Viera
 - 3. Kim Blackmon
 - 4. Larry Schafer (Arrived at 7:15)
 - 5. Shari Tipa

III. Approval of minutes from last meeting

Shari motions to approve last meeting minutes. John seconds the motion.

IV. Open issues

a) Architectural Control Committee - Additional Help

Mr. Pittman expressed a concern with the work load associated with the Architectural Control committee. He suggested that we add a couple of people to help control the architectural committee. Mr. Pittman and Mr. Schaefer offered to join the architectural committee. Mr. Viera moved to approve; Mrs. Tipa seconded.

b) 2012 Annual HOA Meeting

1) Mr. Pittman stated that the official date for the annual HOA meeting will be April 17th. [Subsequently changed to April 18 at the Flower Mound Police Dept. Community Room.]

2) Mr. Pittman indicated that we needed to contact Officer Buck with the Flower Mound Police Department and check with the City about the posting of signs. He will also look into using Forest Vista as the meeting place.

3) Mr. Viera will post the meeting date and time on the local website once it is finalized. We will also need to send an email announcement to all residents posted in the website directory.

4) Mrs. Blackmon suggested that we try to draw more people by using the yard of the month announcements as incentive to come.

c) Community Bulletin Board

Mr. Schafer suggested we look into an electronic community bulletin board. Mr. Viera will determine the scope for adding this module to the website.

e) Community Garage Sale Planning

Mrs. Blackmon suggested a community garage sale on Friday, April 27th and Saturday the 28th, starting at 8 am. May 4th and 5th will be the designated rain days.

f) Landscape Contractor Issues

Mr. Pittman said that the current landscape contractor had an irrigation over-run. Mr. Pittman will request a credit from the Landscaping company and we will require the contractor to provide a schedule for site inspections to prevent additional expenses due to water leaks.

V. New business

Modification Request Denial Appeal

- 1.) A Member on Crepe Myrtle has appealed the Board's decision to deny them authorization pertaining to their modification request for new windows. The windows, without grids, were installed prior to receiving any approval from the Architectural Control Committee.
- 2.) Article V - Section 5.2 of the CCR's cites window standards not adhered to.
- 3.) The subject Members arrived at the General Board Meeting on December 4, 2011 to present their position regarding the issue.
- 4.) The board carefully listened to their appeal and advised the residents that they would defer their decision or action to review the issue further. The board advised the residents that a decision would be rendered soon.

VI. Adjournment

- a) Mr. Pittman asked if any other matters needed to be brought before the Board, and no other business was brought forward. **Mr. Viera made a motion to adjourn meeting; Mr. Schafer second.** Meeting adjourned at 9:16 PM.
- b) Minutes submitted by: Mr. Viera
- c) Minutes approved by: Mr. Pittman