

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

April 15, 2018



I. Call to order and Verification of Quorum

- a.) John Pittman called to order a meeting of the Board of Directors of the Stone Creek (Flower Mound) Homeowners' Association, Inc. at 7:02 PM on April 15, 2018 at 2720 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 proper meeting notice had been provided by email blast to members who had registered a valid email address on the HOA's website and by posting of the meeting date, time, location and agenda on such website. Signs with meeting date, location and time were also placed at Britt Dr. and Halsey Dr. neighborhood entrances. The Board meeting date and agenda had also been mailed to all Members in conjunction with the Annual Meeting notice mailed in advance of the April 11, 2018 Annual Meeting.
- c.) Mr. Pittman noted that the meeting notice requirements were met where a Quorum was present, (4 of 4 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. Mr. John Pittman
 2. Mr. Fernando (Fred) Viera
 3. Mr. Luke Miller
 4. Mr. Matt Blackmon
- b.) Not present:
 1. N/A

III. Approval of minutes from previous meetings

Mr. Blackmon moved to approve the last Board meeting minutes for October 15, 2017. Second Mr. Miller.

Mr. Viera moved to approve the last Annual HOA Member Meeting minutes for April 11, 2018. Second Mr. Miller.

Open issues

a) Nomination / Selection of Officers

- 1.) Mr. Pittman expressed willingness to continue serving as both President and Treasurer of the Association for the upcoming year. First motion Mr. Blackmon; second Mr. Miller. **Mr. Pittman appointed as both President and Treasurer for the Association for the upcoming year.**
- 2.) Mr. Viera expressed willingness to continue to serve as both Vice President and Secretary. First motion Mr. Miller; second Mr. Blackmon. **Mr. Viera appointed as both Vice President and Secretary of the Association for the upcoming year.**

b) Committee Chair Appointments

- 1.) Committee Chair (Architectural Control) - Mr. Pittman provided an overview of the responsibilities of Architectural Committee (ACC) chair position, and asked who might have interest in such positions. Mr. Pittman, Mr. Miller and Mr. Blackmon expressed willingness to continue to serve as part of the ACC team. **Mr. Blackmon, Mr. Pittman, and Mr. Miller appointed to serve on our ACC team for the upcoming year.** First motion Mr. Viera; second Mr. Pitman. **Appointments will remain for the upcoming year.**

IV. Other Business

a) Neighborhood Garage Sales

The following dates are tentatively set for 2019 Neighborhood Garage Sales:

Friday/Saturday – April 19-20, 2019 – (Primary Spring 2019)
Friday/Saturday – April 26-27, 2019 – (Secondary Spring 2019)

Friday/Saturday – October 11-12, 2019 – (Primary Fall 2019)
Friday/Saturday – October 18-19, 2019 – (Secondary Fall 2019)

b) Upcoming Board Meeting and Annual Meeting Dates

The following dates are tentatively set for the 2019 Annual HOA Membership Meeting, and subsequent 1st Organizational meeting of the Board of Directors (BOD):

Wednesday - April 10, 2019 – 7:00 PM (Annual HOA Meeting)
Sunday - April 14, 2019 – 7:00 PM (1st Organizational BOD Meeting)

c) Dues Collection Updates

Mr. Pittman provided an update on members who had outstanding 2018 dues assessments as of 4/11/2018.

d) Discussion on potential interim Board appointments

Mr. Pittman requested that Board members forward potential recommendations for interim Board member appointments to Mr. Pittman, along with their contact information. An email solicitation may be required to identify potential members willing to serve should Board recommendations not result in selecting a candidate.

e) National Night Out - Planning

- 1.) NNO in North Texas is scheduled for October 2, 2018.
- 2.) Solicitation of volunteers will begin in early August to determine if sufficient neighborhood support will be received to hold a NNO block party in 2018.
- 3.) Fatima Pittman has volunteered to coordinate food donations, food purchases, and to schedule vendors in the event we hold a NNO block party. Member Carol Stephens has also volunteered to serve as a coordinator.

f) Slash Pine Fence Painting

Mr. Pittman discussed the need to paint the black iron fence along Forest Vista and Slash Pine. In 2016, a single bid was received and the decision to paint was deferred. Mr. Viera recommended that we contact the city for a list of TOFM approved commercial painters. Debbie Landess at Cornerstone mentioned that she also has a new contact to solicit a bid from. Board will use list as a resource to solicit new bids for fall of 2018 or winter of 2019.

g) Landscaping Improvement Discussion

The Board will plan for meeting with electrical contractors by May 31st to discuss lighting options at Britt and Halsey. The Board will secure a tree trimming contractor for the trees at Britt, Hulseley and Slash Pine.

New Business

No new business was raised during the meeting.

V. Adjournment

- a) Mr. Pittman asked if any other matters needed to be brought before the Board, and no other business was brought forward. **Mr. Miller made a motion to adjourn meeting; Mr. Pitman second.** Meeting adjourned at 8:08 PM.
- b) Minutes submitted by: Mr. Viera
- c) Minutes approved by: Mr. Pittman