

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



October 9, 2016

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 7:02 PM on October 9, 2016 at 2706 Halsey Drive, Flower Mound, Denton County, TX. Such meeting met the requirements of a Regular Meeting per Bylaws section 5.08.
- b.) Mr. Pittman noted that the meeting notice requirements were met and that a Quorum of Board members were present, (4 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. Mr. John Pittman
 - 2. Mr. Fernando (Fred) Viera (via telecon)
 - 3. Mr. Matt Blackmon
 - 4. Mr. Luke Miller
- b.) Mr. Larry Schafer was not present, as he was out of town.

III. Approval of minutes from last meeting

Mr. Viera motioned to approve last Board meeting minutes dated April 17, 2016. Mr. Miller seconded the motion.

IV. Annual Budget 2017

Mr. Blackmon motioned to approve 2017 Annual Budget. Mr. Miller seconded the motion. 2017 Budget approved. Budget had been approved unanimously by all Board members via email prior to the October 9, 2016 Board meeting.

V. Cornerstone Service Agreement Addendum

Mr. Viera motioned to approve the Service Agreement Addendum requested by Cornerstone, which included a modest increase in photocopying costs and other ancillary fees. Mr. Miller seconded the motion. This Service Agreement

Addendum had been approved unanimously by all Board members via email prior to the October 9, 2016 Board meeting.

VI. 2017 Landscaping Contract Expiration

Mr. Pittman noted that the existing contract with ValleyCrest (VC) would expire on June 30, 2016 and proposed initiating renewal talks with ValleyCrest in early 2017. Mr. Viera noted that while we have had some issues with the Hollies in the entry beds as Britt Dr., he has generally been satisfied with VC. Mr. Blackmon noted that he desired for VC to be more proactive in caring for our entry beds at times other than the bi-annual flower change-outs, and to proactively suggest opportunities to beautify our community. Mr. Pittman suggested that if Board members notice inattention to our beds that they drop him a note and he will raise the issues with VC as they occur. The four Board members in attendance agreed to pursue renewal talks with VC.

VII. Other Business

Mr. Blackmon reported that the parking situation on Halsey Dr. had improved somewhat as a result of discussions with homeowners, and possibly as the result of TOFMPD requesting some residents to park cars further away from the Halsey Dr. entrance off of Forest Vista

Mr. Blackmon and Mr. Miller discussed trash can storage, and members who are often leaving trash carts in the street or other unapproved areas. Mr. Pittman asked them to alert him when such cans are out so that Cornerstone AMS can be notified to send a courtesy notice to the homeowners.

VIII. 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. Viera seconded.** Meeting adjourned at 7:42 PM.
- b) Minutes submitted by: Mr. Viera
- c) Minutes approved by: Mr. Pittman