

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

April 16, 2017



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 7:00 PM on April 16, 2017 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. 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 12, 2017 Annual Meeting.
- c.) Mr. Pittman noted that the meeting notice requirements were met where a Quorum was present, (3 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
 - 3. Mr. Luke Miller
- b.) Not present:
 - 1. Mr. Larry Schafer
 - 2. Mr. Matt Blackmon

III. Approval of minutes from previous meetings

Mr. Viera moved to approve the last Board meeting minutes for October 9, 2016.
Second Mr. Miller.

Mr. Miller moved to approve the last Annual HOA Member Meeting minutes for April 12, 2017. Second Mr. Viera.

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. Miller; second Mr. Viera. **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. Pitman. **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, and Mr. Miller expressed willingness to continue to serve as part of the ACC team. Mr. Blackmon, not present, previously expressed via text to Mr. Pittman his willingness to continue on the ACC. **Mr. Blackmon, Mr. Pittman, and Mr. Miller will serve on our ACC team for the upcoming year.**

IV. Other Business

a) National Night Out - Planning

- 1.) NNO in North Texas is scheduled for October 3, 2017.
- 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 2017.
- 3.) Fatima Pittman has volunteered to coordinate food donations, food purchases, and to schedule vendors in the event we hold a NNO block party.

b) Neighborhood Garage Sales

The following dates are tentatively set for 2018 Neighborhood Garage Sales:

Friday/Saturday – April 20-21, 2018 – (Primary Spring 2018)

Friday/Saturday – April 27-28, 2018 – (Secondary Spring 2018)

Friday/Saturday – October 12-13, 2018 – (Primary Fall 2018)
Friday/Saturday – October 19-20, 2018 – (Secondary Fall 2018)

c) Upcoming Board Meeting and Annual Meeting Dates

The following dates are tentatively set for the 2018 Annual HOA Membership Meeting, and subsequent 1st Organizational meeting of the Board of Directors (BOD):

Wednesday - April 11, 2018 – 7:00 PM (Annual HOA Meeting)
Sunday - April 15, 2018 – 7:00 PM (1st Organizational BOD Meeting)

d) Slash Pine Fence Painting

Mr. Pittman discussed the need to paint the black iron fence along Forest Vista and Slash Pine. In the prior year, 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. Mr. Pittman will make the request. Board will use list as a resource to solicit new bids for 2017.

e) Dues Collection Updates

Mr. Pittman provided an update on members who had been granted payment plans with respect to membership dues.

f) Brightview (formerly ValleyCrest) Contract Status

Mr. Pittman noted that our current contract with Brightview expires on June 30, 2017 and that the vendor was willing to offer a one-year contract extension at the same pricing and terms of our current agreement. Mr. Pittman recommended executing the contract extension and requested the Board's authorization to do so. First motion Mr. Viera; second Mr. Miller. **Mr. Pittman authorized to execute contract extension with Brightview.**

g) Member inquiry on Common Area ownership and responsibility

A Member inquired about Common Area ownership and maintenance responsibility for a plot along Redcliff Ln - STONE CREEK ADDN PH 3 BLK A LOT 4A; Denton County Appraisal District (DCAD) Property ID 186113. Mr. Pittman advised him that according to DCAD this plot is owned by the Town of Flower Mound.

V. New Business

No new business was raised during the meeting.

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. Miller second.** Meeting adjourned at 7:28PM.
- b) Minutes submitted by: Mr. Viera
- c) Minutes approved by: Mr. Pittman