

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

April 17, 2016



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 7:04 PM on April 17, 2016 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.
- c.) Mr. Pittman noted that the meeting notice requirements were met where a Quorum was 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
 3. Mr. Luke Miller
 4. Mr. Matt Blackmon
- b.) Not present:
 1. Mr. Larry Schaefer

III. Approval of minutes from previous meetings

Mr. Viera moved to approve the last Board meeting minutes for October 18, 2015.
Second Mr. Miller.

Mr. Miller moved to approve the last Annual HOA Member Meeting minutes for April 13, 2016. 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. Pittman provided an overview of the responsibilities of Vice President and Secretary positions, and asked who might have interest in such positions. 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. Blackmon, Mr. Pittman, and Mr. Miller expressed willingness to continue to serve as part of the ACC team. First motion Mr. Viera; second Mr. Miller. **Mr. Blackmon, Mr. Pittman, and Mr. Miller will work as an ACC team for the upcoming year.**

IV. Other Business

a) National Night Out - Planning

- 1.) The NNO date is scheduled for Tuesday October 4, 2016.
- 2.) A NNO planning session meeting may be planned at a later date, or the event will be planned through email coordination.

b) Neighborhood Garage Sales

The following dates are tentatively set for 2017 Neighborhood Garage Sales:

Friday/Saturday – April 21-22, 2017 – (Primary Spring 2017)
Friday/Saturday – April 28-29, 2017 – (Secondary Spring 2017)

Friday/Saturday – October 13-14, 2017 – (Primary Fall 2017)
Friday/Saturday – October 20-21, 2017 – (Secondary Fall 2017)

c) Upcoming Board Meeting and Annual Meeting Dates

The following dates are tentatively set for the 2017 Annual HOA Membership Meeting, and subsequent 1st Organizational meeting of the Board of Directors (BOD):

Wednesday - April 19, 2017 – 7:00 PM (Annual HOA Meeting)
Sunday - April 23, 2017 – 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. One of three requested vendor bids had been received and was higher than anticipated. Matter tabled pending receipt of additional bids.

e) Dues Collection Updates

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

V. New Business

Mr. Blackmon and Mr. Miller discussed an excessive an unsafe street parking matter along Halsey Drive, especially adjacent to the entry from Forest Vista. Options were discussed for addressing the matter if in fact it violated TOFM regulations.

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 8:07 PM.
- b) Minutes submitted by: Mr. Viera
- c) Minutes approved by: Mr. Pittman