

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

**April 27, 2014**



**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 7:11 PM on April 27, 2014 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, (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. Matt Blackmon
  - 4. Mr. Luke Miller
- b.) The following persons were not present:
  - 1. Larry Schafer

**III. Approval of minutes from last meeting**

Mr. Viera moved to approve the last meeting minutes for August 18, 2013. Mr. Blackmon approved.

#### IV. 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. Viera; second Mr. Blackmon. **Unanimous vote. 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. Pittman; second Mr. Miller. **Unanimous vote. 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. **Unanimous vote. Mr. Blackmon, Mr. Pittman, and Mr. Miller will work as an ACC team for the upcoming year.**
- 2.) Committee Chair (Yard of the Month Program) - Mr. Blackmon expressed willingness to continue to serve as both Yard of the Month Chair. First motion Mr. Pittman; second Mr. Miller. **Unanimous vote. Mr. Blackmon is appointed as Yard of the Moth chair for the upcoming year.**

#### V. Other Business

##### a) HOA Financials

- 1.) The board reviewed 1Q 2014 budget and spending. Mr. Pittman noted that the spending variances for landscaping improvements and irrigation improvements were due to the fact that recent landscaping enhancements were budgeted in April, but were completed and billed by ValleyCrest in March 2014. Variances will largely reverse during 2Q 2014.
- 2.) The current budget is on track for a \$35K cash balance on hand by the end of 4Q 2014.

b) National Night Out - Planning

- 1.) Mrs. Blackmon will chair the NNO block party coordination position. The NNO date is for October 7<sup>th</sup>, 2014.
- 2.) The first coordination meeting is expected to be mid-August after the next HOA Board meeting.

c) Stone Creek Newsletter

- 1.) The board discussed possibly making the newsletter for electronic distribution only. Mr. Pittman will determine if this would pose any concerns from the standpoint of providing legal notice of Annual meetings, etc., and will report back the next board meeting.
- 2.) The next newsletter will be posted by end of August 2014.

d) Stone Creek Website

No update or issues at this time.

e) Neighborhood Garage Sale

The following dates are tentatively set for the 2015 Neighborhood Garage Sale:

Saturday – April 24-25, 2015 – (Primary Spring 2015)

Saturday – May 1-2, 2015 – (Secondary Spring 2015)

Saturday – October 16-17, 2015 – (Primary Fall 2015)

Saturday – October 23-24, 2015 – (Secondary Fall 2015)

f) Next HOA & BOD Annual Meeting Date

The following dates are tentatively set for the next Annual HOA Meeting and subsequent 1<sup>st</sup> Organizational meeting of the New Board of Directors (BOD):

Wednesday - April 22, 2015 – 7:00 PM (Annual HOA Meeting)

Sunday - April 26, 2015 – 7:00 PM (1<sup>st</sup> Organizational BOD Meeting)

g) Dues Collection Issues

The board reviewed the current outstanding dues collections list. All issues regarding outstanding dues will be continued to be processed per the ACC bylaws and per the decisions rendered in previous meetings.

h) Resident Concerns and Complaints

The board discussed and reviewed an issue raised by one of the residents and discussed means of potential resolution.

**VI. New Business**

a) Christmas Decoration Aging

Mr. Blackmon noted that the HOA's Christmas wreaths, stored at his house, are starting to deteriorate. He will be requesting additional funds at the next board meeting to replace them with new ones.

**VII. 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. Pittman second.** Meeting adjourned at 8:55 PM.
- b) Minutes submitted by: Mr. Viera
- c) Minutes approved by: Mr. Pittman