

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
APRIL 12, 2012**

**Minutes of the Cornerstone Place Homeowner's Association, Inc. Board of Directors Meeting
Creekstone Clubhouse Facility 22002 Eagle Meadow Drive, Katy Texas 77450**

IN ATTENDANCE

Anthony Adams	President
Max Hughes	Vice President
Michael Chittwood	Treasurer
Phyllis George	Secretary
John Irwin	Property Manager/Irwin Community Management

ABSENT

Sara Poznanski	Parliamentarian
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GUESTS

Charlie Brasier
Lloyd & Loretta Henderson

CALL TO ORDER

Due notice of the meeting having been given, and a quorum being present, President Tony Adams called the meeting to order at 7:00 P.M. John Irwin recorded the minutes.

SECURITY REPORT

No constables were able to attend the meeting, John Irwin advised that Cornerstone Place remains quiet, but burglaries in the Katy area have increased slightly.

APPROVAL OF MINUTES

The Association's March 8, 2012 Monthly Meeting Minutes were reviewed and approved as submitted.

RESIDENTS COMMENTS

Lloyd Henderson discussed concerns regarding a deed restriction issue in the subdivision.

MAINTENANCE ISSUES

- **Landscaping:** Cornerstone Place Dr. Monument Area Landscape: John Irwin informed the Directors the Association's landscaper has again failed to provide the requested diagram of the monument landscape design layout. Director Mike Chittwood commented the landscaper has also failed to replace the mulch in the community park area that was scheduled to be completed in March. Upon discussion Director Mike Chittwood moved to terminate the existing contract with Green & Clean Landscaping. Said Motion was seconded and unanimously approved.
The Directors discussed that it was time to apply ant treatment to the Community common area, John Irwin advised that ant treatment was not included in the current landscape contract. Director Mike Chittwood and homeowner Lloyd Henderson volunteered to apply ant treatment to the common area in order to save on expenses.
- **Pool Furniture:** Scheduled to be purchased in May from Home Depot by John Irwin and Mike Chittwood.
- **Pool Fence:** John Irwin advised it was now time to discuss replacement of the wood perimeter fence on the west side of the pool facility. The fence replacement was tabled in 2011 and scheduled to be discussed again in the spring of 2012. Proposals and cost estimates were received from the following contractors:
 1. Katy Area Construction- \$3325.00
 2. Jr. D Construction- \$4,725.00
 3. McCarty's Home Repair- \$4802.45Director Mike Chittwood moved to award Katy Area Construction the fence project. The motion was seconded and unanimously approved.

- **Contracts:** The Directors discussed the following Association 2012 Contracts:
 - **Landscape:** John Irwin presented landscape services proposals and cost estimates from the following contractors:
 1. Sunrise Landscape- \$12,828.00 plus tax
 2. Junction Landscape- \$11,095.00 included tax
 3. LAC Contractors- \$11,010.00 plus tax
 Upon review and discussion Director Mike Chittwood moved to choose Junction Landscape as the new landscape contractor for the subdivision. The motion was seconded and unanimously approved. John Irwin agreed to draft the termination notice effective May 31, 2012 to Green & Clean Landscape, and to contact Junction Landscape and request their attendance at the May meeting to meet with the Board.
 - **Trash Removal:** John Irwin advised that the Cornerstones Municipal Utility District has approved the addition of Cornerstone Place Homeowners Association to the existing contract with Northlake Village by addendum. The new trash service will become effective July 1, 2012 and the homeowners' trash service will be billed monthly at a rate of \$13.95 per month, (which includes recycling) along with their monthly water & sewer usage.

COMMUNICATION ITEMS

- **Newsletter:** The next newsletter is scheduled for print and distribution in May.
- **Web site:** Director Phyllis George advised that the Association's Web site is up-to-date and functioning. The Association's 2012 pool schedule is now posted on the Web site.

SPECIAL EVENTS

- **Community Garage Sale:** Tony Adams advised that the community garage sale was a success. The Board of Directors agreed to consider helping with advertising the next garage sale if the committee responsible wanted to bring advertising proposals to the Association.
- **Fourth of July:** The Directors discussed the Association's annual Fourth of July Parade. The event will be on a Wednesday this year. Tony Adams requested assistance with the organization of the parade route and security for those who participate. Volunteers will be needed to work the parade route street corners in order to help ensure the safety of the participants. John Irwin agreed to contact Pct. 5 Constables and request the assistance of the patrol deputies for the parade. Director Mike Chittwood said some of the volunteers from previous years have already agreed to help organize the events for this year's celebration.
- **Market Days:** Tony Adams discussed the possibility of the community conducting market days that would enable members to meet with neighbors and market any professions that might be useful to others in the community.

FINANCIAL REPORT

John Irwin presented the March 2012 Financials for review and approval. Upon review, the March 2012 Financials were approved as submitted. John Irwin advised that final collection letters for collection of the 2012 assessments were issued. The Association's collection rate was comparable to previous year's collection history.

LEGAL STATUS REPORT

The Directors reviewed and discussed the Association's Legal Status Reports provided by the Association's Attorneys. No Board action is necessary at this time.

DEED RESTRICTIONS

John Irwin reviewed and discussed the Association's Deed Restriction Report with the Directors. No Board action is necessary at this time.

There being no further business, the meeting was adjourned at 8:14 P.M.

Presented by John Irwin, Property Manager

Minutes Approved: Phyllis B. George
Board Member

Date: 5/10/2012

