

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 9, 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
Phyllis George	Secretary
John Irwin	Property Manager/Irwin Community Management
Lloyd & Loretta Henderson	22427 Cove Hollow Drive
Sgt. Jody Higginbotham	Harris County Precinct 5 Deputy Constable

ABSENT

Michael Chittwood	Treasurer
Sara Poznanski	Parliamentarian

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 7:01 P.M. John Irwin recorded the minutes.

APPROVAL OF MINUTES

The Association's July 12, 2012 monthly meeting minutes were tabled pending review and edits from Phyllis George. John Irwin will present the July Minutes for approval and signature at the September meeting.

SECURITY REPORT

Officer Higginbotham gave a brief report concerning security in the area. Cornerstones Place remains quiet.

RESIDENTS COMMENTS

John Irwin answered questions about how the Cornerstones Municipal Utility District will begin to invoice Cornerstone Place residents for the monthly trash services now being provided by the District. The District Directors will first need to approve amending the Waste Rate Order before the trash bill can be included with the utility bill. The first billing cycle to include the trash service should be the August bill and the amount should be for the month of July.

MAINTENANCE ISSUES

- **Pool Operation:** John Irwin informed the Directors that the new chaise lounge chairs have arrived and are being used by residents.
- **Greenbelt/Association Perimeter Fence Maintenance:** Tabled, pending discussions with the Utility District.
- **Landscaping:** John Irwin presented a proposal received from Junction Landscape for renovating the entrance monument irrigation at Cornerstone Place Drive as requested. Upon review and discussion the Directors recommended John Irwin obtain a comparative bid, and discuss the proposal with Junction Landscape to determine if the full renovation is necessary.
- **Lt. Rozier Flag & Memorial:** John Irwin advised a bid proposal for moving the monument and modifying the flower bed around the monument is in progress at this time.
- **Trees/Pool Deck Issue:** John Irwin advised that Junction Landscape has recommended the removal of the three trees closest to the pool on the east side because the tree roots have already begun to lift the pool deck in some areas. The installation of root barriers would cost more than the tree removal and would not permanently stop the tree roots from damaging the pool and pool deck. A proposal for removing the trees should be ready for review at the September meeting.
- **Trash Removal:** The Directors discussed concerns regarding the new trash service company missing the recycling removal on Saturday. John Irwin contacted representatives with Royal Disposal and Cornerstones Municipal Utility District when informed of the missed pick-up of resident's recyclables. The recycling was removed on Monday afternoon. No explanation was provided by the representatives as to why the pick-up of the recyclables was missed. John Irwin advised that if the pick-up was missed again that further inquiries would be made with the waste removal service and the utility district.

COMMUNICATION ITEMS

- **Newsletter:** The next newsletter will go out next quarter before Texas Night Out and Halloween so the Association's activities for these events can be announced. The deadline for submitting articles is September 13, 2012.
- **Web site:** Director Phyllis George advised that the Association's Web site is up-to-date and functioning.

SPECIAL EVENTS

- **National Night Out:** National Night Out is scheduled for October 2, 2012. The Association will be serving cookies and refreshments to residents at the Community gazebo.

FINANCIAL REPORT

- The Association's July Financials were reviewed and approved as submitted.
- **2013 Budget:** The Association's 2012 Budget versus Actual Comparison Spreadsheet was reviewed and discussed in preparation of the 2013 Budget. The Directors discussed revisions; John Irwin will make the requested adjustments and present the 2013 Budget for final approval at the next meeting.
- **Reserve Project/Study:** The Association's Reserve Project/Study was reviewed and discussed. The Study needs to be adjusted due to recent replacements. Tony Adams will continue working on the adjustments with Mike Chittwood for presentation and approval.

LEGAL STATUS REPORT

John Irwin updated the Directors concerning the Association's collection actions. No Board action is necessary at this time.

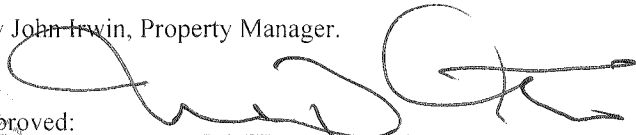
DEED RESTRICTIONS

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 8:27 P.M.

Presented by John Irwin, Property Manager.

Minutes Approved: _____



Board Member

Date: _____

9-13-12

