

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
JULY 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
Charles Brasier	1818 Ash Forest Drive
Sgt. Jody Higginbotham	Harris County Precinct 5 Deputy Constable

ABSENT

Sara Poznanski	Parliamentarian
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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 6:58 P.M. John Irwin recorded the minutes.

APPROVAL OF MINUTES

The Association's May 10, 2012 and June 20, 2012 monthly meeting minutes were reviewed and approved as submitted.

SECURITY REPORT

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

MUD BOARD

Director Mike Chittwood updated the Directors concerning recent municipal utilities district operations for Cornerstones MUD. The transition in trash service for Cornerstone Place began on July 1, and appears to be proceeding fairly well. Some complaints were made to Management by homeowners who were unaware of the change in trash service companies prior to the transition.

MAINTENANCE ISSUES

- **Landscaping:** John Irwin presented a proposal received from Junction Landscape for remodeling the Cornerstone Place Entrance Landscape. The proposal included the following: removing the old landscape, adding new soil and mulch, modification of the irrigation system, making the irrigation system TCEQ-compliant, and installing new plants and flowers. The proposal total costs were estimated to be \$9,639.66. After discussion the Directors requested that Management contact Junction Landscape and request a proposal to upgrade the irrigation system only so the landscape upgrades can be completed in segments in order to distribute the expense over a period of time. The segmented approach would also help ensure that the new plants would not die or become stressed during the hot summer months currently being experienced.
- **Pool Operation:** John Irwin informed the Directors that the ant treatment of the pool facility has been completed. The type of ants and where the ants were found was discussed. Due to recent daily heavy rains, some areas may have to be re-treated.
- **Greenbelt/Association Perimeter Fence Maintenance:** John Irwin presented the letter drafted to send to homeowners concerning the maintenance responsibilities of the perimeter fence. Upon review and discussion John Irwin will make additional edits to the letter and present the letter at the August meeting.
- **Lt. Rozier Flag & Memorial:** Tony Adams advised that Ed Farcus had spoken with the Roziers, and the Roziers were okay with moving the memorial plaque and adding a flag. John Irwin agreed to contact Junction Landscape and request a proposal to move the monument and build a small planting bed around the monument next to the gazebo.
- **Trees/Pool Deck Issue:** The Directors discussed concerns about some of the trees due to their location near the pool and the effects the tree and tree roots may have on the pool deck and swimming pool. The

Directors asked Management to contact Junction Landscape and discuss options to prevent long-term damage to the pool and pool deck, then report back to the Board.

COMMUNICATION ITEMS

- **Newsletter:** Having been just recently released and delivered, the next newsletter will go out next quarter before Texas Night Out and Halloween so the Associations activities for these events can be announced.
- **Web site:** Director Phyllis George advised that the Association's Web site is up-to-date and functioning.

SPECIAL EVENTS

- **Fourth of July:** The annual Fourth of July parade and picnic was a success. New volunteers will be needed for next year.

FINANCIAL REPORT

- The Association's May and June Financials were reviewed and approved as submitted.
- **2013 Budget:** The Association's 2012 Budget versus Actuals Comparison Spreadsheet was reviewed and discussed in preparation for the 2013 budget. Management recommended adjusting the 2013 landscape and pool furniture budgets, then reviewing the revised budget 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. John Irwin agreed to work with Tony Adams to get the study updated.

LEGAL STATUS REPORT

John Irwin updated the Directors concerning the Association's collection actions. The Association's attorney is currently recommending sending another final demand letter to the three remaining delinquent accounts. Upon discussion, the Directors voted to follow the attorney's recommendation.

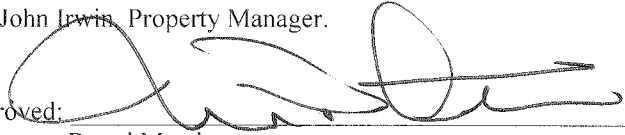
DEED RESTRICTIONS

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 8:29 P.M.

Presented by John Irwin, Property Manager.

Minutes Approved:



Board Member

Date:

9-13-12

