

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
SEPTEMBER 13, 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
Sara Poznanski	Parliamentarian
John Irwin	Property Manager/Irwin Community Management

**ABSENT**

Phyllis George	Secretary
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**GUESTS**

Lloyd & Loretta Henderson	22427 Cove Hollow Drive
Joe Garcia	1915 Cornerstone Place Drive
Steve Talecki	Cornerstones MUD
Paul Bayliss Jr.	22426 Kent Falls Drive
Hortense Fluitt	1711 Brook Grove Drive
Sgt. Jody Higginbotham	Harris County Precinct 5 Deputy Constable
Sgt. Mitch Hutter	Harris County Precinct 5 Deputy Constable

**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 7:03 P.M. John Irwin recorded the minutes.

**RESIDENTS COMMENTS**

Tony Adams introduced the Board of Directors and Management to the homeowners in attendance. Joe Garcia discussed problems with obtaining volunteers to assist him with the various activities planned for the future. An article will be added to the next newsletter to try and assist him. Hortense Fluitt asked questions concerning the maintenance responsibilities of the Greenbelt. Director Mike Chittwood advised her that the Cornerstones MUD was responsible for the greenbelt maintenance, and the District was currently getting proposals to trim the trees, and replace some dead plants & shrubs.

Steve Talecki updated the Directors and those present on issues the Cornerstones MUD Board of Directors is currently discussing which included; strategic partnership agreement with the city of Houston, setting the District tax rates for the 2013 year, replacement of the horizontal hydro tanks at the Districts water well location, and efforts being considered by the North Fort Bend Water Authority to require permits to be issued for residents within the water authority that plan to add irrigation to their properties.

**SECURITY REPORT**

Officer Higginbotham gave a brief report concerning security in the area. Cornerstones Place remains quiet. Sgt. Mitch Hutter himself and passed out flyers explaining he was with the community relations department of Precinct 5 and he is a trained crime prevention specialist. Precinct 5 is currently offering homeowners within the Precinct a chance to have their homes inspected to determine the level of security of each home. The inspection is performed at no charge to the homeowners and a list of any recommendations the homes need to better secure the homes will be given to homeowners as well as a form that may be used that the homeowner may submit to their insurance company that will help the homeowner save on insurance costs for the home. John Irwin advised the Association maintains a web site and newsletter and the flyer could be added to each in order to let homeowners know of the service being offered by Precinct 5.

**APPROVAL OF MINUTES**

The Association's August 9, 2012 monthly meeting minutes were reviewed, approved, and signed by the Board of Directors.

**MAINTENANCE ISSUES**

- **Pool Shut Down:** John Irwin informed the Directors that Sweetwater Pools, inc. has shut down the pool facility and moved the pool furniture into the bathrooms. Director Mike Chittwood recommended purchasing new chains and locks for the facility metal picnic tables so the tables can be secured for the winter season. The Directors approved the purchase, Mike Chittwood will purchase the chains, and John Irwin advised he had an extra lock that could be used so the purchase of a lock would not be necessary.
- **Greenbelt/Association Perimeter Fence Maintenance:** Tabled, pending discussions with the Utility District.
- **Landscaping:** John Irwin presented the two proposals received for renovating the entrance monument irrigation at Cornerstone Place Drive. Upon review the Directors requested John Irwin contact the two contractors and obtain more information concerning the differences in the two quotes and warranty information.
- **Lt. Rozier Flag & Memorial:** John Irwin presented a bid proposal received from Junction Landscape Services to enlarge the planter, add new plants to the planter, and move the Rozier memorial at the gazebo at a cost of \$550.00. Upon Discussion Director Michael Chittwood moved to accept the proposal, said Motion was seconded and approved.
- **Trees/Pool Deck Issue:** John Irwin presented a bid proposal received from Junction Landscape Services to remove the three trees on the east side of the pool facility as requested by the Directors. The proposal included removing the three trees, grinding down the stumps, and adding any soil and sod necessary at a cost of \$1,150.00. Upon review and discussion Director Mike Chittwood moved to accept the proposal, said Motion was seconded and approved.

**COMMUNICATION ITEMS**

- **Newsletter:** The next newsletter will go out next week 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:** Tabled due to the absence of Director Phyllis George.

**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.
- **Halloween:** Pizza and refreshments will be served this year at the gazebo.

**FINANCIAL REPORT**

- The Association’s August Financials were reviewed and approved as submitted.
- **2013 Budget:** John Irwin presented the Associations proposed 2013 Budget with the requested revisions, upon review Director Sara Poznanski moved to approve the budget as presented. Said Motion was seconded and approved.
- **Reserve Project/Study:** Tabled until next month.

**LEGAL STATUS REPORT**

John Irwin updated the Directors concerning the Association’s collection actions. Currently only two have not paid the 2012 Assessment and have not responded to demands by the Association and the Association’s Attorney to pay the past due assessments or enter into an approved payment plan. Upon discussion the Directors voted to move forward with collection actions against the two delinquent owners.

**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 8:17 P.M.**

Presented by John Irwin, Property Manager.

Minutes Approved \_\_\_\_\_ Date: 10/11/12  
 Board Member 

