

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING  
MARCH 8, 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
Phyllis George	Secretary
Sara Poznanski	Parliamentarian
John Irwin	Property Manager/Irwin Community Management
Jody Higginbotham	Harris County Pct. 5 Constables Department

**ABSENT**

Michael Chittwood	Treasurer
Max Hughes	Vice President

**GUESTS**

Anna Agnew  
Steve Talecki  
Charlie Brasier

**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.

**SECURITY REPORT**

Sgt. Jody Higginbotham with Harris County Precinct 5 Constables Department advised that Cornerstone Place remains quiet, but burglaries in the Katy area have increased slightly. The open dayshift patrol position for Contract 80 has been filled by Jocelyn George.

**APPROVAL OF MINUTES**

The Association's February 9, 2012 Monthly Meeting Minutes and the January 12, 2012 Annual Meeting Minutes were reviewed and approved as submitted.

**RESIDENTS COMMENTS**

Anna Agnew & Steve Talecki, currently residents of Cinco Ranch, introduced themselves and informed the Directors they were interested in purchasing a home in the Cornerstone Place subdivision. They asked general questions concerning the subdivision. Homeowner Charlie Brasier owner of 1818 Ash Forest Drive introduced himself and advised he was attending the meeting to stay informed on any current topics concerning the Association.

**MAINTENANCE ISSUES**

- **Landscaping:** Cornerstone Place Dr. Monument Area Landscape: John Irwin advised he has been in contact with the Association's current landscaper and discussed the Association's repeated requests for the Entrance monuments landscape remodel design layouts and bid proposals to widen the plant bed so the roses could be moved behind the monument lights. The Landscape contractor advised that he mailed the design layout weeks ago, and that in his opinion the widening of the plant bed would not look appealing. The landscaper intends to mail the design layout and bed widening proposal to John Irwin for Board review. The landscaper will also be spot treating for fire ant control this month and intends to coordinate treating the entire common area at the same time the Association plans to conduct the voluntary Community- wide fire ant control week in April.
- **Pool Furniture:** John Irwin presented copies of new chaise lounges and chairs received from various retail stores and a quote received from Sweetwater Pools, Inc. for heavy duty double strapped commercial grade furniture for review and consideration. Prices ranged from \$166.00 for the commercial grade to \$59.00 for the residential type lounges, and \$90.00 for the commercial grade to \$19.98 for the residential type chairs. John Irwin advised that the commercial grade furniture was much nicer looking, but very expensive and would require periodic maintenance and re-strapping. Upon discussion the Directors agreed that the

furniture provided by The Home Depot appeared to be of the best quality for the prices quoted. John Irwin agreed to work with Mike Chittwood to determine how many chairs and lounges needed to be purchased.

- **Pool Equipment:** John Irwin presented a bid proposal received from Sweetwater Pools, Inc. for replacement of the following pool equipment needed for the operation and maintenance of the pool facility for the 2012 year: Leaf Vacuum, Extension Pole, and Rescue Tube. The estimate totaled \$207.00 and was approved by the Directors.
- **Contracts:** The Directors discussed the following Association 2012 Contracts:
  - Security: The 2012 Contract has been completed and executed by all parties.
  - Pool Services: John Irwin provided proposals received from Sweetwater Pools, Aquatico Pools, and Greater Houston Pools for the Association's 2012 pool management season. The cost estimates for each company were as follows:
    1. Sweetwater Pools- \$36,466.22
    2. Greater Houston Pools- \$35,926.00
    3. Aquatico Pools- \$35,885.78

John Irwin advised the additional costs estimated by all of the pool companies are due to the 2012 swim season being longer than last year's season. Upon review and discussion, the Directors voted to accept the proposal received from Sweetwater Pools, Inc.

- Mosquito Control: John Irwin presented copies of the 2012 Mosquito Control Agreement and Contract Addendum with Cypress Creek Pest Control, Inc. The 2012 Contract and attached addendum included the \$15.00 per month charge for Cypress Creek to maintain and provide the new abatement Log now required by the TCEQ. Upon review the Directors voted to approve the Contract.

#### SPECIAL EVENTS

- **Yard of the Month:** Started this month, first winner has been selected and presented a gift certificate from Cornelius Nurseries.
- **Community Garage Sale:** Will be announced in the Community newsletter and held on March 24, 2012.
- **Community Crawfish Boil:** Will be announced in the Community newsletter and held on March 31, 2012 at the Community Park. Joe Garcia will be organizing the event. There will be a \$10.00 charge for those who wish to eat crawfish.

#### COMMUNICATION ITEMS

- **Newsletter:** The next newsletter is scheduled for print and distribution on March 17 and 18.
- **Web site:** Director Phyllis George advised that the Association's Web site is up-to-date and functioning. The Association's new guidelines, policies, and meeting minutes are posted on the Web site.

#### FINANCIAL REPORT

John Irwin presented the February 2012 Financials for review and approval. Upon review, the February 2012 Financials were approved as submitted. John Irwin presented copies of the Association's 2011 Annual Audit Draft and Tax return for review and approval. Phyllis George moved to approve the audit draft and tax return. Said Motion was seconded and unanimously approved.

#### 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 8:30 P.M.**

Presented by John Irwin, Property Manager

Minutes Approved: \_\_\_\_\_

Board Member

*Phyllis B. George*

Date: \_\_\_\_\_

*4/12/2012*

