

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
AUGUST 14, 2014**

**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
Loyd Henderson..... Vice President
Michael Chittwood Treasurer
Phyllis George Secretary
John Irwin Property Manager/Irwin Community Management

ABSENT

Max Hughes..... Parliamentarian

GUESTS

Marlene Adams..... 22423 Kent Falls Drive
Sergeant J. Higginbotham Harris County Precinct 5 Constables Department

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 6:55 P.M. John Irwin recorded the minutes.

APPROVAL OF MINUTES

The Association's July 10, 2014 Monthly Board Meeting Minutes were reviewed and approved by the Board of Directors with the grammatical errors highlighted by the Association's Secretary Phyllis George. John Irwin will fix the errors and have the Minutes ready for signature at the September meeting.

SECURITY REPORT

Sergeant Higginbotham gave a brief security report. Cornerstone Place remains quiet with no security-related issues noted. Officer Higginbotham discussed a new phone scam currently being reported to the local authorities. Homeowners receive calls from suspects posing as warrant officers demanding phone payments for outstanding warrants or citations. Unsuspecting property owners are giving out their credit card information to the criminals who are then illegally drafting funds from the victim's accounts. Officer Higginbotham advised those in attendance that the County will never contact you over the phone to discuss any outstanding warrants or citations; they will always do so in person. Officer Higginbotham also stated that you should never conduct financial transactions over the phone with anyone who claims to be with the police or warrant departments of local law enforcement agencies.

RESIDENTS COMMENTS

Marlene Adams expressed concerns regarding the Associations landscape and flowers at the subdivision entrance, and the paint color the property owner across the street from her home has chosen to use to paint the trim on the property.

MAINTENANCE ISSUES

- o **Landscaping:** John Irwin introduced Tim Dutton, Account Manager, with Bio Landscape to the guests and Directors in attendance. Tony Adams informed Mr. Dutton that the Directors were not happy with the condition of the flowers and the other bushes and vegetation at the Subdivision entrance on Cornerstone Place Drive. There was not enough color, and the bushes and shrubs need to be pruned and trimmed. Mr. Adams would like for the landscaping at the entrance to be as impressive as the landscaping in the Cinco Ranch Subdivision. Mr. Dutton explained that the flowers recently planted have gone into shock due to the transplant and the excessive heat currently being experienced this time of year. Bio will be spraying the area with an organic fertilizer and then monitoring the flowers to see if they respond to the treatment and start blooming. If they do not respond, Bio will replace the flowers. The Directors discussed the

maintenance of the other plants in the monument area and requested that Bio install more flowers per the contractual agreement.

- **Community Pool:** John Irwin discussed recent problems with the community pool chemical levels due to the cyanic acid level of the water in the main pool. Sweetwater is currently adjusting the chlorine and Ph levels constantly in order to keep the chemical level in compliance. In order to remedy the problems currently being experienced, Sweetwater is recommending that the pool should be drained, pressure washed, and refilled in the spring of 2015 before the pool opens for the swim season.
- **Playground Equipment:** The Board discussed funding the new playground structure. Currently the Association's Banks will not loan the Association the funds needed to purchase the play structure without collateral. The Directors discussed increasing the annual assessment amount in order to help fund the play structure replacement. John Irwin will provide 2015 Budget samples with assessment increases for review and consideration at the September meeting.

COMMUNICATION ITEMS

- **Newsletter:** The next newsletter deadline for submitting articles is August 15, 2014. The newsletter will contain an articles concerning the following:
 1. Problems with parking in the subdivision. When parking in the subdivision, many residents and their guests currently block the sidewalks and mailboxes making it difficult for pedestrians and property owners to safely utilize the sidewalks and get their mail.
 2. Community Garage Sale scheduled for August 27, 2014.
 3. Texas Night Out scheduled for October 7, 2014. The Association will be providing snacks and refreshments for the residents who come out to meet their neighbors and local law enforcement.
 4. Halloween- the Association will be providing pizza and refreshments at the gazebo for the event.
- **Web site:** Phyllis George advised that the Web site is working and up to date.

FINANCIAL REPORT

- The Association's July 2014 Financials were reviewed and approved as submitted.
- John Irwin updated the Directors concerning the Association's accounts receivables. 2014 assessment collections are proceeding well; currently only two property owners have not paid or have not made payment plan arrangements with the Association. No Board action was 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. The Board asked John Irwin to inspect the subdivision and send violation letters to residents who continue to leave lawn bags with lawn clippings curbside on non-designated trash pick-up days, and any raised sidewalk sections on property owner's property. An ARC Application for paint at 22402 Kent Falls was reviewed and discussed. Upon discussion, the two colors proposed by the property owner were denied. John Irwin will contact the property owner and ask the owner to consider earth-tone colors instead of blue and silver-grey possibly brown, light green, tan, or crème for the trim and shutters of the home.

There being no further business, the meeting was adjourned at 8:06 P.M.

Presented by John Irwin, Property Manager.

Minutes Approved. _____

Board Member

Date: _____

9-11-14

