

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
MAY 8, 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
Max Hughes Parliamentarian
John Irwin Property Manager/Irwin Community Management

GUESTS

Marlene Adams..... 22423 Kent Falls Drive
Suzanne Hughes..... 22415 Kent Falls Drive
Sergeant J. Higginbotham..... Harris County Precinct 5 Constables Department
Morgan Stagg..... President, Cornerstones Municipal Utility District

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 March 13, 2014 and April 10, 2014 Monthly Board Meeting Minutes were reviewed and approved by the Board of Directors.

SECURITY REPORT

Sergeant Higginbotham gave a brief security report. Homeowners continue to leave their vehicles unlocked with valuables inside overnight causing increases in theft of personal items. One homeowner on Wildwood Grove reported that someone tried to steal the seats from their SUV parked in their driveway.

GUESTS

Morgan Stagg, President of the Cornerstones Municipal Utility District addressed those in attendance and reminded everyone to get out and vote on May 10, 2014.

MAINTENANCE ISSUES

- **Landscape:** Requests for Proposals, (RFPs) for the Associations 2014- 2015 landscape maintenance were received from Junction Landscape, Bio Landscape and Maintenance, and Earthcare Management. Upon review and discussion the Directors requested clarification on the RFP received from Bio Landscape, and decided to notify Junction Landscape that the maintenance contract will not be renewed for the 2014- 2015 year. John Irwin agreed to contact Bio Landscape and discuss the questions concerning the RFP they submitted, and to send Junction Landscape contract termination notice. The Directors agreed to review the RFPs and any new RFPs that may be received by the June monthly meeting, and to decide which company to hire for the Association's landscape services.
- **Playground Equipment:** Currently waiting for new quotes, the old playground is clean and ready for use.
- **Pool Furniture:** Loyd Henderson expressed his concerns about the cost of new chaise lounges and chairs and whether more furniture was necessary. After discussion, John Irwin agreed to contact Sweetwater Pools and to determine whether the two loungers the Board approved at the April Monthly Meeting had been ordered yet, and if not to put the order on hold and request a cost for each lounge and chair and a description. Loyd Henderson agreed to research and get prices for the furniture from other companies for comparison.

COMMUNICATION ITEMS

- o **Newsletter:** The next newsletter deadline for submitting articles is May 16, 2014. The newsletter will contain articles concerning the next community garage sale scheduled for May 17, 2014, and the Fourth of July parade and planned festivities.
- o **Web site:** Phyllis George advised that the Web site is working and up to date.
- o **Resident Survey:** Tony Adams presented copies of the 2014 Cornerstone HOA Residents Survey Results for review and discussion.

SPECIAL EVENTS

- o **Garage Sales:** Scheduled for May 17, 2014.
- o **Fourth of July:** Patti Lacy has volunteered to organize the parade and other events scheduled for the fourth.
- o **Pool Opening:** John Irwin reported that the pool facility is ready and fully staffed to open this weekend.

FINANCIAL REPORT

- o The Association's April 2014 Financials were reviewed and approved as submitted.
- o John Irwin updated the Directors concerning the Association's accounts receivables. 2014 assessment collections are preceding well, currently only three property owners have not paid or have not made payment plan arrangements with the Association. Upon discussion, the Directors voted to move forward with collection actions as outlined in the Association's approved Collection Plan.

DEED RESTRICTIONS

John Irwin reviewed and discussed the Association's Deed Restriction Report with the Directors. No Board action is necessary at this time. Two Home Improvement Request forms were reviewed and discussed as follows:

1. 22406 Park Point Drive, request for privacy partition in front of dining room window on side of home. Upon discussion, the application was approved with stipulation.
2. 22410 Kent Falls Drive, request to modify exterior brick and windows on driveway side of home. Upon discussion, the Directors requested more information from the owner; action tabled.

There being no further business, the meeting was adjourned at 8:32 P.M.

Presented by John Irwin, Property Manager.



Minutes Approved: _____

Phyllis B. George
Board Member

Date: _____

8/14/2014