

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
OCTOBER 9, 2014**

**Minutes of the Cornerstone Place Homeowners' Association, Inc. Board of Directors Meeting
Creekstone Clubhouse Facility, 22002 Eagle Meadow Drive, Katy, Texas 77450**

IN ATTENDANCE

Anthony Adams President
Lloyd Henderson..... Vice President
Phyllis George Secretary
Michael Chittwood Treasurer
John Irwin Property Manager/Irwin Community Management

ABSENT

Max Hughes Parliamentarian

GUESTS

Marlene Adams 22415 Kent Falls Drive
Dorsey Reese 1811 Brook Grove Drive
Jack Tinsley 1815 Ash Forest Drive
Daniel Kristensen..... 1810 Ash Forest Drive
Steven Talecki Cornerstones Municipal Utilities District Director
Andrew Haw 22331 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 Anthony Adams called the meeting to order at 7:00 P.M. John Irwin recorded the minutes.

APPROVAL OF MINUTES

The Association's September 11, 2014 Monthly Board Meeting Minutes were reviewed and approved by the Board of Directors.

INTRODUCTIONS

The Board of Directors and Management introduced themselves to the property owners and guests in attendance.

SECURITY REPORT

Sergeant Higginbotham gave a brief security report. Two burglaries of a residence were discussed; one on Cove Hollow and one on Brook Grove in July. The burglary on Cove Hollow will probably be changed to a theft due to the nature of the incident.

RESIDENTS COMMENTS

Dorsey Reese introduced himself, passed out informational flyers, and discussed the upcoming Katy ISD Bond Election with those in attendance. Mr. Reese is currently working on the Katy ISD Bond Committee and encouraged everyone to get out and vote.

Steve Talecki introduced himself and advised that the Cornerstones Municipal Utility District will be meeting on Monday evening October 20, 2014 to set the 2014 Ad Valorem Tax Rate, and to discuss the possibility of adopting regulations regarding the installation and maintenance of irrigation systems within the District.

Jack Tinsley and Daniel Kristensen asked questions concerning the Association's plans to replace the community playground equipment.

MAINTENANCE ISSUES

- o **Landscaping:** John Irwin agreed to contact Bio Landscape and discuss the seasonal color change scheduled for sometime in November in order to ensure that Bio installs a variety of colors and plants to enhance the monument area. The flowers in the second tier of the monument area still cannot be seen due to the roses planted around the tier. The society garlic planted around the back half of the monument area also needs to be cut back.
- o **1723 Cornerstone Place Maintenance:** Discussed e-mail's received from relatives regarding estate probate and future responsibilities. Due to the money owed the taxing entities, no relatives have agreed to move forward with the probate process and the continued maintenance of the property. The Directors agreed that if necessary, the lawn and bushes on the property should be maintained by the Association on a monthly basis.
- o **Playground Equipment:** The Board reviewed and discussed a revised proposal received from Kraftsman Playground & Equipment Company for replacement of the existing play structure and its border only. The revised proposal did not include replacement of the swing set border or sand box border. The proposal estimate for the new play structure and structure border was \$56,600.00. Director Mike Chittwood moved to approve the revised proposal. Director Phyllis George seconded said Motion. Said Motion carried unanimously. John Irwin discussed the procurement process with the Directors.

COMMUNICATION ITEMS

- o **Newsletter:** The next newsletter deadline for submitting articles is October 10, 2014. The newsletter will contain articles concerning the following:
 1. Community Block Party scheduled for November 8, 2014.
 2. Consideration for a community Easter Egg Hunt.
 3. Halloween: the Association will be providing pizza and refreshments at the Gazebo for the event.
- o **Web site:** Director Phyllis George informed those in attendance that the Web site is working and is up-to-date.

SPECIAL EVENTS

- o **Texas Night Out Results:** Director Tony Adams commented that the turn-out for this year's event was very low. All the Contract 80 deputies available attended. Tony Adams distributed a home safety checklist to everyone there.

FINANCIAL REPORT

- o The Association's September 2014 Financials were reviewed and approved as submitted.
- o John Irwin updated the Directors concerning the Association's accounts receivables. 2014 assessment collections are proceeding well; currently only one property owner has not paid or has not made payment plan arrangements with the Association. No Board action was necessary at this time.
- o **2015 Budget:** The Board-approved 2015 Budget was discussed with those in attendance. Tony Adams explained that the need for the \$15.00 increase for 2015 is to replenish the Association's Reserve Fund due to the purchase of the new playground equipment.

DEED RESTRICTIONS

John Irwin reviewed and discussed the Association's Deed Restriction Report with the Directors. No Board action was necessary at this time.

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

Presented by John Irwin, Property Manager.

Minutes Approved: Phyllis P. George Date: 11/13/2014
 Board Member

