

**CORNERSTONE PLACE HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING**

AUGUST 10, 2017

**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
Max Hughes Vice President
Phyllis George Secretary
Michael Chittwood Treasurer
Diane Perry Director
John Irwin Property Manager/Irwin Community Management

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 7:02 P.M. John Irwin recorded the minutes.

GUESTS

Suzanne Hughes 22415 Kent Falls Drive
Marlene Adams 22403 Kent Falls Drive
Cheri Cross 1710 Brook Grove Drive
Hortense Fluitt 1711 Brook Grove Drive
Steve Talecki Cornerstones MUD
Sergeant Jody Higginbotham Harris County Precinct 5 Deputy Constable

MINUTES

The Association's July 13, 2017 Monthly Meeting Minutes were reviewed and approved with edits made by Phyllis George, Secretary of the Board of Directors.

SECURITY

Officer Higginbotham gave a brief report concerning security in the area. Cornerstone Place remains quiet with only a couple of minor incidents reported.

RESIDENTS COMMENTS

Cornerstones Municipal Utility District Director Steve Talecki addressed the Board of Directors and discussed concerns with the property owners' trees along the south side of the District's Greenbelt along Highland Knolls. The trees have grown into some of the television, phone, and Internet lines as well as beginning to cover the security lights along the greenbelt. Upon discussion, the Directors agreed not to take action regarding the matter citing liability issues should the property owners attempt to do the trimming themselves. Director Mike Chittwood informed Mr. Talecki that the District has already hired Cody's Tree Service to trim the trees that are interfering with the security lights in the greenbelt.

EVENTS COMMITTEE REPORT

Events Committee Meeting: The next meeting will be scheduled for September 16, 2017 at 10:00 A.M. at the Creekstone Clubhouse if the venue is available.

Gifts for Volunteers: The Directors discussed providing small gifts to the volunteers who helped with the Fourth of July Celebration. Upon discussion, the Directors approved spending up to \$120.00 in gifts for all of the volunteers. The Gliddens, who delivered the monthly newsletters to the residents of the Community for many years, will be selling their home and moving soon. Marlene Adams requested that the Board consider purchasing a gift card and thank you card for the Gliddens. Upon discussion, the Directors approved the purchase of the gift and thank you card.

Other 2017 Events Scheduled:

- Texas Night Out scheduled for Tuesday, October 3, 2017.
- Fall Garage Sale scheduled for Saturday, October 14, 2017.
- Halloween scheduled for Tuesday, October 31, 2017.
- Christmas Decoration installation scheduled for Saturday, November 4, 2017.
- Christmas Decorating Contest scheduled for December 16 and 17, 2017.

MAINTENANCE ISSUES

Maintenance Contracts: Completed except for the Security Contract due to the signed forms being lost by a Cimarron representative. New Contracts are currently being circulated for signature.

Trash Collection: Questions concerning current trash collection rates and billing were discussed.

No Soliciting/Deed Restrictions signs: Proof samples provided by Signs Now were distributed for review. Upon review and discussion of the possible sign colors, the Directors approved the purchase of the new signs.

Mosquito Spraying: Currently conducted once a week, upon discussion, the Directors voted to allow John Irwin to increase the spraying to twice a week if complaints from residents start to come in.

Pool Equipment/Furniture: John Irwin informed the Directors that one of the west end pool lights and the light seal had to be replaced. No other issues or concerns were noted at this time.

Landscape: The seasonal flower change and pruning of the rose bushes in the monument area has been completed by Yellowstone Landscape Company.

COMMUNICATION

Newsletter: The deadline for the upcoming newsletter is September 8, 2017. The next newsletter will be a flyer asking for volunteers to deliver the newsletters due to the Glidden's moving. Cheri Cross volunteered to be the backup delivery person if no one else volunteered.

Web site: Director Phyllis George informed those in attendance the Web site is working and requested updated forms for the Web site. Tony Adams agreed to update the forms and send them to Phyllis.

Nextdoor.com: Currently 160 Cornerstone Place residents are signed up and using the Nextdoor.com Web site. Tony Adams has agreed to continue being a moderator for the community.

FINANCIALS

July 2017 Financials: The Association's July 2017 Financials were reviewed and approved as submitted.

Accounts Receivables: John Irwin updated the Directors concerning the Association's 2017 Assessment receivables.

2018 Budget: John Irwin presented copies of the 2017 Budget and current Profit & Loss Statements for initial Board review and discussion in preparation for the 2018 year and budget. Adjustments to the 2018 Budget included the following:

Constable Contract, raise expenses to \$500.00.

Volunteer Recognition/Awards, increase expenses to \$250.00.

Movie Night, increase expenses to \$100.00.

2018 Directory, the Association will provide a Directory in 2018, increase the expenses to \$1000.00.

John Irwin agreed to make the requested adjustments and present the proposed 2018 Budget at the September monthly meeting for review and approval.

DEED RESTRICTIONS

The Association's Deed Restriction Report was reviewed and approved as submitted. The Directors discussed concerns with residents storing their trash cans in public view.

ARCHITECTURAL APPROVALS

22310 Kent Falls Drive: Application to replace the roof on the home was reviewed and approved.

There being no further business, the meeting was adjourned at 8:26 P.M.

Presented by John Irwin, Property Manager.

Minutes Approved:

Frank Perry
Board Member

Date: 9/14/17

