

STONECREST RANCH PROPERTY OWNERS ASSOCIATION

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF STONECREST RANCH PROPERTY OWNERS ASSOCIATION HELD AUGUST 5, 2015

DIRECTORS PRESENT:

Tracey Clark
Debra Costello
Rob McKinley
Tom Seigler

IMC

Felicia Leflar

CALL TO ORDER:

It was deemed that proper notice of the meeting was given pursuant to the Texas State Laws HB2761, Section 209-051. Tom Seigler called the meeting to order at 6:31 p.m.

DISCUSSION OF MAY, 2015 MINUTES:

The minutes of the Board meeting held May 28, 2015 were reviewed.
Rob motions to approve the minutes as presented. Debra seconds the motion, and it carries.

FINANCIALS

The Board reviewed the financials through July 31, 2015. Rob motions to approve the financials as presented. Tracey seconds the motion to approve, and it carries. After discussion about the total maintenance fee number in the budget for the year, Rob motions to adjust the budget to correct amount of \$42,275.00. Debra seconds the motion, and it carries unanimously.

OLD BUSINESS

There was no old business at this time.

NEW BUSINESS

A. TREE TRIMMING

The Board discussed the need to trim back the two overgrown trees at the front entrance. They will have the outside edges trimmed to 13'6" for trucks, and then taper down from there. Debra motions to meet with the company who trimmed them last (Grandiflora Services, LLC) to get a quote for re-trimming. Then, they will compare with a second bid (under \$500.00). Tracey seconds the motion, and it carries unanimously. The Board also wants to contact Entergy and see if they will trim trees that are covering up pole lights. (Felicia will call and ask).

B. WELCOME LETTER TO NEW RESIDENTS

Tracey will be working on modifying the letter that they have in place now. Debra motions to charge new owners \$15.00 at closing to have a new owner package sent to them via FedEx. Tracey seconds the motion, and it carries unanimously.

OPEN DISCUSSION – GUESTS

A. Carol Matzel – Discussed FEMA Research for neighborhood. In summary –

The flood plain was re-drawn in 2014. They now have new and more precise equipment to determine what areas are in the flood plain.

B. Other

-General discussion including mold/mildew treatments on fences and roofs Also, residents brought up issues with cutter ants. There were some suggestions for treating them. There was also discussion about the POA website.

The Board adjourned the Open Session and called the Executive Session Meeting to order at 7:48 p.m.

EXECUTIVE SESSION

- A. ARCHITECTURAL CONTROL
- B. EXECUTIVE MINUTES
- C. DELINQUENT ACCOUNTS
- D. DEED VIOLATIONS
- E. OLD BUSINESS
- F. NEW BUSINESS

The Board adjourned the Executive Session for summary to guests at 9:45 p.m.

EXECUTIVE SUMMARY

In summary, the Board discussed the following:

- The ACC committee gave their report. There was discussion about procedures and open items.
- The minutes of the May meeting were reviewed and approved.
- The Board discussed collections and will be sending delinquent accounts over to legal. They reviewed deed violations and one legal case.
- After discussion of cost, Rob motioned to approve adding two license plate recognition cameras at the front gate if capped at \$1,500. Tracey seconds the motion, and it carries unanimously.
- The Board discussed drainage in the community.

ADJOURNMENT:

There being no further business, the meeting adjourned 9:46 p.m.

Minutes prepared as written by Felicia Leflar

Approved by: _____
Position: _____ Date: _____