

**STONE BRIDGE OAKS HOA**  
**BOARD MEETING**  
May 4, 2010

The meeting was called to order by Anthony Natale at 11:01. John Egnatis and James Hooks were also present as was John Tarlton of Junction Property Management.

There were no minutes of the previous meeting to be read. Financials were presented. The HOA currently has \$8358.69 in the operating account and an old account from Premier that had a -\$250.07. There are not outstanding invoices at this time. Collections were discussed in Executive Session.

OLD BUSINESS

The mulch has been completed around the community and it looks great. The area under the trees on the front road needs to be completed. The weeds have been killed off and some style of large bark mulch needs to be installed.

Lighting at the clubhouse has been approved. All the fixtures will be replaced with three head CFL fixtures. The price to do the work and adding photocells will be \$1124.00.

Mowing of the natural areas of the community has been approved to be mowed twice a month and the creek area will be done once per month.

NEW BUSINESS

Pole lights were discussed. Several locations have been identified and Oncor will need to relocate some of the connection boxes. This is being considered sine the gates have not been approved.

Sprinklers need to be checked with Robby. We need to see what the status is on the back yards. Ryan Landscape was working on this last week and we need to get a follow up.

The Declarant reported that the gates would not be allowed by the City. The roads are private but the City dis-approved gates. The building plans are being redrawn and the community needs additional layout to meet the City requirements. The homeowners will be presented the next round of approvals that will be approved.

John Egnatis discussed the fitness center. He is working on a plan for the addition of equipment. The need for storage of the additional tables and chairs was also discussed. For the areas around the building, there is a need for potted plants.

Updating the CCR was discussed. The items that need to be considered are the working capital contribution clause, the late fee clause, the quorum requirements, meeting notice, and the new plat. Brad Mahon (817-877-3358) wrote the current set of docs and needs to be asked about the cost of these changes.

The reservation of the clubhouse was discussed. The biggest issue was the authorization of alcohol consumption at the clubhouse. The Board decided due to the insurance issues, the HOA will not allow alcohol during the use of the clubhouse. The Board also decided that the owners will not have to pre-pay a cleaning fee. If the amenity center is not cleaned after an event, the owner will be billed for the actual cleaning of the facility.

Parking issues were discussed. The Board stated that everyone needs to look at the docs for the issues that need to be covered in a set of rules.

Committees on the community need to be considered. Some of the committees needed are – Social, landscaping, clubhouse, and ARC. Proper candidates need to be watched for as the community develops.

The meeting was adjourned 12:11 p.m.