

STONE BRIDGE OAKS HOA
BOARD MEETING
August 19, 2010

The meeting was called to order by Anthony Natale at 11:17 a.m. James Hooks was also present as was John Tarlton of Junction Property Management.

The minutes of the previous meeting were e-mailed to the Board and stand as read. Financials were presented. The HOA currently has \$1,433.85 in the operating account. The outstanding bills were \$9,755.27. A funding request has been sent to the Declarant in the amount of \$8,247.82. Collections were discussed in Executive Session.

OLD BUSINESS

Pole Lights had been discussed in the past. These will be done in the future probably when homes are being done. There should be 8 or 9 lights installed. Currently LED lights are being considered. Lights are also being planned for the walking trail. Lighting around the amenity center has also been completed. The sprinklers in the community seem to be working well.

Construction of new homes was discussed by Anthony. Currently two inventory homes are being built under the new building specs. Landscaping of the islands is also planned. Lot grading will be done on a per lot basis. Each site will be worked pretty quickly. Some forms are being set for the inventory and the model homes. Several prospects have been shown the new designs and are making plans to purchase. The construction trailer has been placed in the area closet to 360.

John asked about the pest control on the property. One owner has asked for the treatments every month since they moved in. Neither the Board nor the HOA can keep every bug out of the community.

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. John Egnatis and John Tarlton both have discussed these changes with Kevin Kerr. He is supposed to be working on the changes.

NEW BUSINESS

Website development needs to be reviewed. There is a current site for the community, but it is being used for the old marketing of the townhome sales. StonebridgeOaks.com needs to be set up for the community and will need to be updated by the Association on an ongoing basis.

Pool inspections have been done recently and one more is set up for the future. We need to look at how the pool inspections will be handled on a day by day. We may need to get

a homeowner who would be willing to do this or prepare to have a paid person check it each day.

Window cleaning for the clubhouse would cost \$330.00. The Board approved the bid from Window Gang. John will get this completed. The landscapers need to turn the mulch at the property and remove a tree that has fallen out on the main entrance of the community.

These minutes represent the action of the Board at this time. The meeting was adjourned 12:38 p.m. to meet again at the call of the President.

Anthony Natale, President

Date