

STONE BRIDGE OAKS HOA
BOARD MEETING
August 24, 2011

The meeting was called to order by Anthony Natale at 11:04 a.m. Laurie Van Ingen 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 \$230.53 in the operating account. The outstanding bills were \$4,429.13. There is not a funding request open at this time, but one will be done soon. *Collections were discussed in executive session.*

OLD BUSINESS

Pole Lights were discussed. The Lights have been ordered and the material bill has been paid. It looks like the lights should be installed in the next 6-8 weeks. The light will be LED lamps. Construction of new homes was discussed. There are three spec homes under construction. Six or seven homes are under construction right now. Closings should be occurring in September and October. The walking trail has been installed in the "nature area". Parking at the amenity center has been added to help maintain codes.

One of the new owners sold the HOA some exercise equipment for a discount, and that has been installed and is now operational. John will be installing a workout "caution" sign in the workout room.

Updating the CCR has been accomplished and Republic Title is working on filing the records. John has written a letter to the owners and sent them a copy of the Amendment as well as posted them on the HOA website.

A preliminary list of plants has been set up and needs to be finalized by the Landscape Committee. When this is done, John will post it on the HOA website.

What the owners are and are not suppose to be doing as far as landscape was discussed. The Board felt that any changes to the landscape should be done by a design approved by the Landscape Committee and directed to the Board. The Governing Documents do not allow for the owners to simply make changes to their landscaping. This process should be set up now so the owners are consistent in the landscape application.

NEW BUSINESS

Laurie Van Ingen was appointed to the Board to replace James Hooks. James Hooks had to resign due to personal matters.

The ground and wall issue at 4601 Kaitlyn Lane was discussed. The bid from Ryan Landscape is \$4995.73. Anthony thought the cost was too high and other options should

be reviewed. The Board needs to look at this after the meeting. Anthony set Thursday September 1 at 10:00 am for a time to review this request.

The Gate committee is up and running. They are working with the city and are trying to get on the council's agenda. Gloria Currie and Kathy Hooks are both working on this.

John asked for clarification to the HOA operations regarding the building maintenance. Items such as gas line, exterior electric lines and water faucets are a big concern. The stand should be that if the owner is paying the bill for the item, then the HOA is not responsible. Anthony asked that John review the Docs and see what needs to be clarified, if anything.

Anthony suggested that the HOA install a doggie station. John will handle this for the Association. A final location needs to be determined prior to installation.

A discussion of the overall maintenance of the Amenity Center took place, and it appears that the building is not currently being cleaned to the Board's satisfaction. The Board agreed to increase time for Junction Property person to attend to better cleanliness of the building.

John presented the latest changes from the last Texas Legislative session. The Board reviewed the memo he presented. They authorized Junction to send out a request to all the owners for their e-mail addresses and for the Association to use the posting of the agenda and meeting times on the website with notification to be made through e-mail. They also approved a standard file retention policy, a copy and reproduction policy and a standard alternative payment plan. John will post these on the HOA website as well as have them recorded with the county.

These minutes represent the action of the Board at this time. The meeting was adjourned 12:32 p.m. to meet again October 26, 2011 at 11:00 a.m.

Anthony Natale, President

Date