

Fossil Springs Phase III Homeowners' Association
Annual Membership Meeting
September 19, 2017

MINUTES

- I. Roll Call
Quorum was established.
- II. Call to Order
Meeting was called to order at 7:20 p.m., and Board Members were introduced.
- III. Financial Report
Tina Brown gave the financial report. The August Bank Balance is \$24,565.60
- IV. Wall Update
Connie Sanchez gave an update on the wall. (See attached notes)
- V. Surveillance Camera Update
Calvin Pegues gave an update on the cameras. (See attached notes)

Insert in Agenda – Haltom City Police Officer Ray Browder and Officer Gibson spoke about safety and work schedule and offered their assistance if we need anything.

- VI. Updating By-Laws and CC&Rs and Voting
Michelle Middleton gave the update on amending the By-Laws and CC&Rs. (See attached notes)
- VII. Election of Three Board Members
 - A. Nominations from the Floor – There were no nominations from the floor
 - B. Introduction of Candidates
 - Calvin Pegues
 - Michelle Middleton
 - Kimberly Ham
 - C. Voting – Homeowners completed their ballot and handed in for counting
- VIII. Written Ideas for Board to Consider
Homeowners had an opportunity to complete a Feedback form while ballots were being counted
- IX. 2018 Budget Approval
The proposed 2018 budget was handed out to each person in attendance and discussed. Jim Taylor made a motion to accept the budget. Cheri Crum seconded. All voted to accept. Motion carried.
- X. General Discussion
 - A. Questions & Answers
 - B. Election Results – Calvin Pegues, Michelle Middleton, and Kimberly Ham were all elected for a two-year term.
- XI. Adjournment
Cheri Crum made a motion to adjourn. Mike Brown seconded. All voted yes, and meeting adjourned at 8:18 p.m.

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AGENDA

*Documents
used
at the
meeting
attached*

- I. Roll Call
 - A. Establish Quorum
 - B. Additions or Changes to Agenda
- II. Call to Order
 - A. Promptly at 7:00 p.m. or as soon as Quorum is established
 - B. Introduction of Board Members
- III. Financial Report
- IV. Wall Update
- V. Surveillance Camera Update
- VI. Updating By-Laws and CC&Rs and Voting
- VII. Election of Three Board Members
 - A. Nominations from the Floor
 - B. Introduction of Candidates
 - C. Voting
- VIII. Written Ideas for Board to Consider
- IX. 2018 Budget Approval
- X. General Discussion
 - A. Questions & Answers
 - B. Election Results
- XI. Adjournment

WALL UPDATE

- Walked the wall with 7 different contractors in May, June, & July
- All contractors were very nice; all were insured; some had more experience
- Bids ranged from \$46,460.00 - \$12,900.00
- We eliminated the three that were over \$44,000.00 and the low bid of \$12,900.00.
- We focused on Contractors with bids in the mid price range. \$28,130.00 - \$14,700.00
- We asked for more information from these contractors
- We selected Lone Star Outdoor Creations. \$23,400.00
- Scope of work:
 - repair cracked mortar joints on both sides of all wall sections (mortar color will be different at first)
 - replace missing column caps
 - re mortar all loose column caps
 - remove and replace monument signs with correct name
 - repair brick topper on all flowerbeds
- Job will be completed in 2 phases
 - Phase I – fall (\$13,000)
 - Phase II – spring (\$10,400)
- Phase I :
 - 4 beds
 - Both end sections
 - Both monuments
 - 20 panels front & back
- Phase II:
 - 40 Remaining panels front & back
- Work on Phase I will begin Mid October and will take approximately 2 weeks (weather permitting)
- We have to remove all plants from the flowerbeds. If you want a plant, you must remove it by Oct. 1st
- Anything plants still in the beds after this date will be cut out ^{trimmed}
- If the brick wall is in your back or side yard, all plants must be ~~cut~~ back 2' from the wall. If you have not cut them when the contractors get to your yard, they will cut.

CAMERA UPDATE

- Met with two Surveillance companies and talked with two more
- Not many do this request
- Selected Surveillance Made Affordable
- Had to have some electrical work done
- Got bids from two electricians
- Selected Epical Electric Services - \$525.00
- Cameras have been installed - \$4,714.29
- We are still in the tweaking process to get the best images of traffic coming and going
- Cameras are motion detection and playback is available 6-10 months
- Once everything is tweaked, we will send out info
- Basically, should there be a break in or a police report filed, we can call up that day and time and check
- There is a license plate camera and a make and model camera
- There will be a tutorial session (\$100.00) for the Board once everything is set.

AMENDING BY-LAWS & CCRs

- By-Laws & CCRs have antiquated language. (We can notify by telegram.)
- There are items that need to be deleted, added, explained, etc.
- We have started compiling of list that is a work in progress
 - Christmas decoration removal
 - Due date for annual assessment
 - Antiquated, out of date, language
 - AC units in front of house
 - Building covers for trash cans
 - Clarify "maintaining lawn"
- Voting for to amend these documents requires 67% of the homeowners which is 96 homes of our 144.
- This could be compared to a Bond election...
- Once everything is in place and has been communicated, we will have a time for voting.
- Later in the evening you will have an opportunity to make suggestions for changes as well as in the future and we continue this process.
- We have not set an actual timeline but plan to make this a priority for 2018