

Fossil Springs Phase III Board Meeting Minutes

April 17, 2017

6:00 PM OPEN SESSION

- Verification of Quorum
Board Members Present:
Tina Brown, Calvin Pegues, Michelle Middleton, Connie Sanchez

Homeowners Present: Cheri Crum
- Meeting Called to Order
6:07 p.m. by Connie Sanchez
- Approval of Minutes (March 20, 2017)
Minutes were corrected with the addition of Mary Epps in attendance. Michelle Middleton made a motion to accept the minutes as corrected. Tina Brown accepted. Motion carried.
- Financial Report
Tina Brown gave the treasurer's report. Current bank balance for March 2017 is \$17,460.04.
- Hearing from Homeowners
Cheri Crum – newsletter – Cheri Crum asked about sending out a newsletter. She mentioned that we have renters and non-English speaking homeowners. She suggested sending helpful hints (i.e. grass should be 1-2", when to add pre-emergent, where to go for shelter during storms, tree limbs). There was discussion on whether something like this would be mailed, hand delivered, or e-mailed and who would be responsible for a neighborhood newsletter. Cheri volunteered to send helpful hints that could be e-mailed to homeowners.
- Masonry Wall Contractors – any additions to the list
There were no additions to the list. There was discussion on payment responsibility for tree trimming along the brick wall because work cannot begin until all trees and shrubs are trimmed away from the wall. Cheri Crum said she did not think the HOA should pay for tree trimming.
- Any More additions to list for Amending By-Laws/CCRs
The discussion continues for possible amendments that should be made to our By-Laws and CCRs. The Board started compiling a list for consideration that will be presented to the members in 2017.
Items for consideration:
 - 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 - Antiquated, out of date, language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"

Items added: Correction on Roofing Document

- Legislative Documents
These are on the HOA Website.
- Roofs and Repairs
Many may need roofs because of the recent hail storms. The Architectural Control Committee will work to expedite roof requests. Tina Brown wants to remind all homeowners to vet their roofer. There are many fly-by-night roofers who come out after hail storms.
- Spring Garage Sale – April 29th
We will send a reminder e-mail and put the signs out at the Chessie entrances.
- Late fee invoice for unpaid dues
Late payment invoices will be sent out the end of April to be due by May 31st.
- Welcome letter/procedures for new to the neighborhood
There was discussion on how to welcome those new to the neighborhood. Tina Brown has decorated buckets that we can fill. We will add a Welcome letter, a magnet with the HOA contact info, and coupons from local businesses.
- Sending CC&R guidelines in bite-sized pieces
There was discussion that this could be a part of the newsletter helpful hints
- Alternative option for first Monday of the month meetings
The Board will only meet once a month on the 3rd Monday of each month. The first Monday meeting set to discuss CC&R Violations will be conducted via e-mail. CC&R violations will go out the 1st and 3rd weeks of each month.
- Students parking on the street e-mail
Connie Sanchez talked with the Assistant Principal Mr. Cortez at Haltom High School. He made an announcement to the students that their cars would be towed if they were blocking someone's driveway. Connie will follow-up with another e-mail to the school and ask them to make another announcement.

Open Session Adjourned 6:55 p.m.

EXECUTIVE SESSION

- Called to Order at 6:55 p.m.
- Issuing of CCR Infractions after drive throughs – no new issues
- ACC – requests will go to the ACC for review and preliminary approval then to the Board for final approval
- Outstanding Accounts Update
- Gathering Updated homeowner information update – currently have 143 e-mails representing 126 homes

- Phone messages update

Next Two Board Meetings will be:

Monday, May 15, 2017
6:00 P.M. – 8:00 P.M.
5273 Chessie

Monday, June 19, 2017
6:00 P.M. – 8:00 P.M.
5273 Chessie

Meeting adjourned at 7:44 p.m.