

## Fossil Springs Phase III Board Meeting Minutes

November 20, 2017

### **6:00 PM OPEN SESSION**

- Verification of Quorum  
Board Members Present:  
Tina Brown, Kimberly Ham, Michelle Middleton, Calvin Pegues, Connie Sanchez
- Homeowners in attendance  
None at 6:00  
Cheri Crum
- Meeting Called to Order  
6:00 p.m. by Connie Sanchez
- Approval of Minutes (August 21, 2017 & September 19, 2017)  
Michelle Middleton made a motion to accept August minutes as read. Tina Brown seconded. All approved.  
Motion carried.  
Tina Brown made a motion to accept the Annual Meeting minutes (September) as read. Michelle Middleton seconded. All approved. Motion carried.
- Financial Report  
Tina Brown gave the treasurer's report. Current bank balance for October is \$18,349.12
- Hearing from Homeowners  
No Requests
- Update of Wall Repair Phase I - Lone Star Outdoor Creations  
Part 1 of Phase I is complete. Part 2 of Phase 2 will be completed after Thanksgiving.
- Update of Surveillance Cameras at Chessie Entrances  
Guidelines for accessing footage from the cameras need to be established and communicated to homeowners.  
The Board will meet Monday, November 27 at 6:00 p.m. to write these guidelines.  
The Camera Contractor will send information about the additional camera location tweaking.
- American Flags for Entrance  
There was discussion about placing American flags at the Chessie entrances on special flag holidays. Texas Property Codes are very specific and pretty clear about dimensions, type of flag, etc. and this looks doable when the time comes.

- Beautiful Yard Committee/New Sign  
The Board discussed establishing a committee of homeowners who will serve to watch for and recognize those who work hard to keep their yard beautiful. Cheri Crum agreed to serve on this committee. Connie Sanchez will send out an e-mail after the first of the year to see if others are interested in serving. Our current sign says “Fossil Park Yard of the Month.” We will get a new sign that says “Fossil Springs III.” We may get more than one sign and change it to a “beautification award” rather than “yard of the month,” so it can be moved more frequently – maybe every two weeks.
- Amending By-Laws/CCRs  
This will be a priority for 2018. The Board will work to find a more current copy of an HOA’s CC&Rs. Changing By-Laws and CC&Rs requires a vote from 67% of the homeowners or 96 out of 144 homes. Additional items to amend:
  - Length of time Construction signs (i.e. roofing, etc.) can remain in a yard
  - beginning and ending days for holiday decorations in yards
- Possible Improvement Request Form (Update)  
No discussion
- Welcoming New Homeowners Committee (Update)  
Kathleen Elfrink has shared an interest in doing this as well as others. The Board will meet with Kathleen to swap ideas and to share the names of those interested, so this committee can get started.

Open Session Adjourned at 6:54 p.m.

#### **EXECUTIVE SESSION**

- Called to Order at 6:54 p.m.
- Annual Statement Mail out – these will go out early January
- Issuing of CCR Infractions – each Board member will receive their own binder and keep up with their section
- Outstanding Accounts Update – discussion on how to move forward with the 12 homeowners who have not paid
- Review Follow-up Folder
- Resale Certificate Update – 3 complete
- Gathering Updated homeowner information update
- Phone messages update
- Archive Files

Kimberly Ham made a motion to adjourn, and Tina Brown seconded.

- Next Meeting – Monday, December 18, 2017 6:00 – 8:00 at 5273 Chessie
- Adjourned 7:45 p.m.