

Present: Bruce Lawyer, Paul Andia, Kyle Deblonk, & Carter Low

- Meeting was held at IHOP, Flower Mound, TX.
- Meeting called to order at 7:45 AM by Bruce.
- **CMG – Items:**
 - 1) Reviewed the action items from our last two meetings
 - a) It appears the street lights have been fixed
 - b) Board was pleased that efforts by Carter and others from the neighborhood have successfully gotten the speed limit reduced to 25mph
 - 2) Reviewed the financial and non financial reports
 - a) Carter is working on updating the maintenance records and will be sending out an update shortly
 - 3) Reviewed Delinquent Properties Report
 - a) Demand letters have been sent to Hinnerman, Selby, and Wiley. Wiley is in foreclosure so we have a potential write off exposure of upwards of \$610 depending on the bank settlement
 - b) Gonzalez is settling with periodic partial payments but needs follow-up
 - 4) Discussed the landscape improvement proposal from Grassperson
 - a) Proposal was not accepted
 - b) Carter was instructed to have Grassperson replace dead and damage plants with like for like
 - c) Carter was requested to have the sprinkler system coverage reviewed at the monuments as it appears several of the dead plants are a result of not getting enough water
 - d) Carter was requested to discuss the grass situation with Grassperson as it appears it was cut too short or had not been fertilized recently
 - 5) Discussed the monument repair proposal from Brick Master
 - a) It was decided to move forward with the repairs as outlined in the quote
 - b) Carter was requested to have Brick Master review both monuments at the Morriss entrance and get a quote for repairs
 - 6) Discussed the President position for the HOA board
 - a) It was decided to not immediately fill the position and wait until after the annual HOA meeting
 - 7) Discussed the annual HOA meeting
 - a) Request that Pat contact the church about possible dates in the October and November timeframe and get back with the board members
 - b) Carter was requested to supply the board with a draft letter soliciting new board members. The letter would be sent with the annual meeting notices.
 - 8) Additional Business
 - a) Carter was requested to see if he could get another quote on getting the fence painted

- b) Carter was requested to have an electrical contractor get a quote on electrical repairs
 - i) Night lights not working at the Morriss entrance monument or when they work they trip the circuit breaker. In addition wires are hanging loose and the ground wire is broken behind the north monument (the ground strap spike needs to be relocated so that it will not damage lawn mowers)
 - ii) Night lights appear to have a short at the Dixon/Eastglen east monument (lights were not working and I pulled on the wiring and they came on)
 - iii) Wires are hanging loose at the Dixon/Crestside monument (wires need to be protected from getting weedwacked)
 - c) It was suggested that we send periodic email to the Association members to let them know what is going on. Carter and Paul are going to draft something up and send to the board for comments
- 8:45 AM meeting close