

Cornerstone South Association, Inc.

Board Meeting Minutes

January 15, 2012

A quorum of the Board of Directors was established with the previous meeting's elected board members all present: David Eaton, President; Christine Vick, Vice President; and Jessica Reyes, Secretary/Treasurer. Also present was Michele Jones of PMSI (Property Management Systems, Inc.).

The meeting was called to order by David Eaton at 7 PM. The minutes of the November meeting were read by Jessica Reyes and the motion was made to approve the minutes as presented by David. It was seconded by Christine Vick and unanimously approved by the Board.

The following Old Business was reviewed and discussed:

- 1) Termination of services by Pro-Turf Plus and hiring the new service, Down to Earth. Down to Earth not only provides landscaping and shrub care, but also irrigation services and pest control of the landscaping.
 - A. One of the residents registered her concerns that she has a dead tree and as such would like the Covenants, etc. checked to determine if the townhome owners are actually responsible for replacing trees, shrubs, grass, etc. She was told that this matter would be checked.
 - B. Another resident registered concerns regarding termites to the exterior of the buildings. He had an issue with termites and had to pay to have them destroyed. He was told that the new service, Down to Earth, would be taking this over
 - C. A third resident expressed concerns that our Covenants, etc. do not seem applicable to townhomes, but rather to homes and homesites within the Watermill community as a whole.

- 2) Future meetings established as follows:

Tuesday, March 12, 2013, 7-8:30 PM Argyle Branch library.

Wednesday, April 16, 2013, 7-8:30 PM Argyle Branch library.

February meeting undetermined as library room booked. David will check on another place. A short discussion ensued that the Clubhouse office grounds, outdoors, may be held for meetings.

New business reviewed and discussed:

- 1) Ratification by all board members to accept Down to Earth Landscaping Company contract.

- 2) Discussion concerning establishment of Enforcement Committee/Fining Committee in order to maintain the integrity of our community. The Board unanimously agreed to form such a committee. Mr. Len Chatman agreed to chair the committee and recruit members.

Residents were informed that they are required to register their vehicles and their pets.

The problem of vehicles parking anywhere and everywhere within the communities has become a problem and a dangerous situation.

- 3) Discussion regarding our budget and the number of people in arrears of their HOA fees. The Board will consider different methods to collect these fees. Sending an attorney's letter would cost between \$50 and \$150 per Michele Jones. Hiring a collection service was mentioned. Also mentioned was turning the larger of the non-payees over for foreclosure. Thus, no decision yet on what to do, but Christine Vick will research different methods to be presented at an upcoming meeting.
- 4) A copy of the budget was requested by all residents in attendance. It was unanimously approved by the board that the budget would be provided quarterly at the BOD meetings for the residents to have.
- 5) The Master Association website was explained by Richard and Ben. Residents in attendance were invited to sign up for their log-in to that site.
- 6) Immediate repairs that need to be made are: White fence repair where holes were left from the Mattamy signs, the Kiosk(s) need some repair, the mailbox has stones that have fallen out and off, and the white fences and buildings needs to be cleaned of mildew.

The meeting was adjourned at 9 PM when the library closed.