

NOTICE OF BOARD MEETING
JANUARY 19, 2010
11377 RIO SECCO ROAD
6:00 PM
AGENDA / MINUTES

1. Call Meeting to Order -6:01pm

a. Board Members in attendance: Meghan Hamaker, Steven Rand and Steve Thompson

2. Homeowner Input - None

3. Minutes of Previous Meeting

a. Approve November 16, 2009 minutes – Motion to approve made by Steve Thompson.
Motion to second made by Steven Rand

4. Financial Reports – Not available

5. Unfinished Business - None

6. New Business

a. Election of board positions-President- Steven Rand, Vice-President- Lisa Wright, Vice-President- Steve Thompson, Treasurer-Mike Stacy, Secretary- Meghan Hamaker

b. Set Calendar for 2010 –Garage Sale - March 27, 2010

Creek Clean up – March 27, 2010;

May 21, 2010

August 28, 2010

NNO – fall date set by City of Frisco

Christmas decorations – up week of November 20-27, 2010

Down by January 8, 2011

7. Convene into Closed Session (if necessary) - None

The Board of Directors may convene into closed session to discuss matters which are sensitive in nature, (for example, issues relating to legal advice on matters before the Association).

8. Adjournment/Set next board meeting – 6:59 pm; Next meeting is February 16, 2010

NOTICE OF BOARD MEETING
FEBRUARY 16, 2010
11377 RIO SECCO ROAD
6:00 PM
AGENDA / MINUTES

1. Call Meeting to Order -6:03pm
 - a. Board Members in attendance: Meghan Hamaker, Steven Rand, Mike Stacy and Steve Thompson, April Tuey of PMG was also in attendance.
2. Homeowner Input - None
3. Minutes of Previous Meeting
 - a. Approve January 19, 2009 minutes – Motion to approve made by Steven Rand.
Motion to second made by Steve Thompson
4. Financial Reports – Motion made for collections fees under \$2.00 will be waved. Voted on and approved by the board
5. Unfinished Business - None
6. New Business
 - a. New Signs- 2 of each sign; Community garage Sale this Saturday, Creek Clean Up this Saturday, Annual meeting. Voted on and approved by the board
 - b. Conference call –Creek Jack Tidwell; North Texas Counsel of Governments, David Madden; USACE Ft. Worth, TX and Alyssa Sanders; City of Frisco Flood Plain administrator and Storm Engineer.
In June of 2009, the FEMA map was ratified which designated select areas of Plantation Springs are now in a flood zone.
Erosion is normal. We can find some more natural ways to control this. Simple and more cost effective. Maybe just planting more vegetation where the erosion is occurring.
Dredging the south pond will give us more water capacity it will not change the capacity during a storm.
HOA will have to pick up the cost for the dredging. However; the HOA board members inquired with the USACE, City of Frisco and NTCOG for alternative financing sources i.e. grants.
Dredging from the side, not from a boat will be a better option for us and would be less costly.
No permit is required if the material is hauled away.
404 permit would be required if we put it back into the water
Routine maintenance, the city would not require a permit at this time as long as we dredge back to the original foot print set by the developer.
The city can not recommend any specific companies for this service
Check the Texas society of Professional Engineers for people or companies that could be of some help.

David Madden suggests that we should have an assessment done of the creek to which the HOA board replied that the HOA has plans to have a follow up conference call in March 2010 with the director of the River Systems Institute @ Texas State University – San Marcos.

David Madden made a note that we need to find the grain stabilization structure. Know where the stream and pond came from AG levee one upstream from us. David Madden was very complimentary about the proactiveness of our HOA.

7. Convene into Closed Session (if necessary) - None

The Board of Directors may convene into closed session to discuss matters which are sensitive in nature, (for example, issues relating to legal advice on matters before the Association).

8. Adjournment/Set next board meeting – 7:45 p.m. / Next meeting is March 23, 2010

PLANTATION SPRINGS BOARD MEETING MINUTES 3/23/10

Call to order 6:13pm

Mike Stacy, Steven Rand and Steve Thompson (via telephone) in attendance and April Tuey.

Minutes approved from February 16, 2010 meeting

Financial – Discussed and appear to be on track.

Motion was made to stock pond with Tilapia up to \$500. The HOA is receiving a deal from Pond Medics saving \$1 per pound. Approved (Discussed pond treatment from the same company.)

ACC/Open Board positions

ACC - Concern of low response from current members

We now have a vacant Board Position. There are currently no interested homeowners.

Landscaper will be contacted to research changing out sprinklers to golf course type sprinklers.

Email to be sent regarding sprinkler to Board Member phone numbers are listed on the website.

Conference Call regarding TX Creek and Sonogram with Walter Rass. Will come up to our creek to look at our creek to give his input on what he sees and some indications of water quality.

Meeting adjourned 7:45

Next Board Meeting set for May 3, 2010

NOTICE OF BOARD MEETING
MAY 3, 2010
11377 RIO SECCO ROAD
6:00 PM
AGENDA / MINUTES

1. Call Meeting to Order -6:08pm
 - a. Board Members in attendance: Meghan Hamaker, Steven Rand (via conference call), Mike Stacy and Steve Thompson
2. Homeowner Input - None
3. Minutes of Previous Meeting
 - a. Approve January 19, 2009 minutes – Motion to approve made by Mike Stacy. Motion to second made by Steve Thompson
4. Financial Reports – April final numbers were not ready as of meeting date
5. Unfinished Business – None
 - a. Tilapia Stocking / Pond Treatment – Tilapia has been stocked. A pond treatment recommended for May or June.
6. New Business
 - a. Sidewalk Maintenance responsibility- City says they are responsible for the sidewalks
 - b. Sign Vandalism (if it's not there already) - one of the signs has had to be removed as a result of the vandalism. We will continue to look into other options for these signs.
 - c. Concrete Etching / Decorative Signage (curtail vandalism) Steve Thompson will check with the city to see if we could even do this. It looks like this might not work for our situation.
 - d.
7. Convene into Closed Session (if necessary) - None
The Board of Directors may convene into closed session to discuss matters which are sensitive in nature, (for example, issues relating to legal advice on matters before the Association).
8. Adjournment/Set next board meeting – 6:54pm; Next meeting is June 28, 2010

NOTICE OF BOARD MEETING
JUNE 28, 2010
11377 RIO SECCO ROAD
6:00 PM
AGENDA / MINUTES

1. Call Meeting to Order -6:12pm
 - a. Board Members in attendance: Meghan Hamaker, Steven Rand, and Steve Thompson
2. Homeowner Input - None
3. Minutes of Previous Meeting
 - a. Approve January 19, 2009 minutes – Motion to approve made by Steven Rand.
Motion to second made by Steve Thompson
4. Financial Reports
 - a. Delinquency Report - Discussed and appears to be on track with budget
5. Old Business
 - a. Pond Treatment – we will talk about this at the next board meeting.
 - b. Sidewalk maintenance – the city of Frisco has come in and fixed several places in the sidewalk that needed some attention. They are noticeably improved.
6. New Business
 - a. Order new signs- approved by all. 6 double sided signs and 2 private property signs
 - b. South Pond Tress- homeowner is concerned that the trees have a disease that is spreading to the other trees. April will have Arborist come and take a look at them

7. Convene into Closed Session (if necessary) – Board entered into Executive Session at 6:35-6:50.

The Board of Directors may convene into closed session to discuss matters which are sensitive in nature, (for example, issues relating to legal advice on matters before the Association).

8. Adjournment/Set next board meeting – 7:15pm; Next meeting is Aug 9, 2010

NOTICE OF BOARD MEETING
SEPTEMBER 20, 2010
11377 RIO SECCO ROAD
6:00 PM
AGENDA / MINUTES

1. Call Meeting to Order -6:04pm
 - a. Board Members in attendance: Meghan Hamaker, Steven Rand, and Mike Stacy also April Tuey with Principal Management Group
2. Homeowner Input - None
3. Minutes of Previous Meeting
 - a. Approve August 9, 2010 minutes – Motion to approve made by Mike Stacy. Motion to second made by Steven Rand
4. Financial Reports
 - a. Delinquency Report - Discussed and appears to be on track with budget
5. Old Business
 - a. Pond Treatment – Was not necessary this time. The primrose got a bug that caused it to take care of itself
 - b. South Pond Cattails -- we will wait to treat the cattails
6. New Business
 - a. Tree Removal / Fertilization Program- other- We are hoping to develop a relationship with someone who knows our greenbelt and trees. We will continue to look into this. Question was brought up, “What happens if we encounter a lot of rain after doing this treatment?”
 - b. USACE Annual Letter- We will hold the letter until we have decided about Tree removal and fertilization
 - c. Wall Repairs We will take a look and see from April’s report which panels need to be addressed now.
 - d. 2011 Preliminary Budget Discussion- 2011 dues increase is being discussed due to the need for additional funds for continued wall repairs, possible sprinkler upgrades, and tree fertilization program.
 - e. Re-Sale Information –Homeowners can request the information as it is needed through the PMG Re-Sale department.
7. Convene into Closed Session (if necessary)

The Board of Directors may convene into closed session to discuss matters which are sensitive in nature, (for example, issues relating to legal advice on matters before the Association).
8. Adjournment/Set next board meeting – 7:03pm; Next meeting is October 25, 2010

NOTICE OF BOARD MEETING
NOVEMBER 1, 2010
11377 RIO SECCO ROAD
6:00 PM
AGENDA / MINUTES

1. Call Meeting to Order -6:05pm
 - a. Board Members in attendance: Meghan Hamaker, Steve Thompson, and Mike Stacy. Steven Rand attended by conference call. April Tuey form PMG was also in attendance.
2. Homeowner Input - None
3. Minutes of Previous Meeting
 - a. Approve January 19, 2009 minutes – Motion to approve made by Mike Stacy. Motion to second made by Steve Thompson
4. Financial Reports Discussed and appears to be on track with the budget.
 - a. Delinquency Report – discussed in executive session
5. Old Business
 - a. Tree Removal / Fertilization Program- other- Steven Rand Motioned to approve a 3000.00 expenditure to begin working with Bartlett's Tree Experts. Steve T. seconded the motion and the remainder of the board unanimously approved. The board also budgeted for this ongoing project in the 2011 budget.
 - b. USACE Annual Letter- Steven Rand will send the letter.
 - c. Wall Repairs Steve T. motioned to have 14 more panels repaired that were considered high priority. Steven Rand seconded the motion and the remainder of the board approved. The remainder will have to be done under the 2011 budget.
 - d. 2011 Budget Discussion / Approval- Steven Rand motioned to approve 10% dues increase and Steve T. seconded the motion. Meghan motioned to approve the 2011 Budget, Mike seconded the motion and the remainder of the board approved.
6. New Business
7. Convene into Closed Session (if necessary)

The Board of Directors may convene into closed session to discuss matters which are sensitive in nature, (for example, issues relating to legal advice on matters before the Association).
8. Adjournment/Set next board meeting – 7:26pm; next meeting is January 3, 2011 Annual Meeting set for January 11, 2011

ANNUAL MEMBERSHIP MEETING

January 12, 2010

Collin County Community College

Preston ridge Campus, room LC 104

AGENDA/MINUTES

- I. **Call to Order** - Count Membership Present by Proxies
- Count Membership Present by Sign-Ins
- Total Membership Required Present by Both to Establish a Quorum and Hold Meeting is 44.
- Quorum established with homeowners present & proxies 51
- II. **Proof of Notice** – 7:05pm
- III. **Establish Quorum**- April Tuey confirmed
- IV. **Approval of the Annual Meeting Minutes from January 22, 2009** –A motion to approve the minutes was made, and seconded by Glenn Vogel
- V. **President's Report (Power Point Presentation)** – Steven Rand
 - a. **2009 List of Accomplishments**
 - Vines removed from wall
 - Brick Wall Repaired – 3 panels
 - Pond stocked with Tilapia, April
 - 10 New Trees
 - Zero Based Budget
 - National Night Out
 - New Landscape company / lower rate
 - Bird Houses / Bat Houses – USACE mitigation plan with help from the Boy Scouts Aug
 - Directed Patrols of the Frisco Police
 - Relocation of Private Property Signs
 - Mitigation Report sent in October
 - Boy scouts and Board creek clean up and debris removal- August
 - Tree removal – safety reasons (sw corner)
 - Organized Garage Sale
 - Multiple sprinkler repairs
 - Enhanced relationship with the USACE
 - Creek clean up – December (FHS Volunteer)
 - b. **Financial Overview/Revenue Ruling**
 - Membership approved Revenue Ruling
 - Financial Overview 2009
 - Income - \$ 62,716.00
 - Expenditure - \$ 59,082.00
 - Deficit – (\$ 3,634.00)

-Top 5 Expenditures Landscape Maintenance (\$28,311.00), Management Company (\$7,200.00), Utilities (\$4,137.00), Taxes & Insurance (\$3,085.00), and Administration (\$4,045.00)

Reserve Fund Overview – December 31, 2008 Reserve Balance \$15,753.13
December 31, 2009 Reserve Balance \$18,457.65

Financial Summary 2009

-Income - \$62,716.00

-Expenditures - \$59,082.00

– Top 5 Expenditures Landscape Maintenance (\$28,311.00), Management Company (\$7,200.00), Utilities (\$4,137.00), Taxes & Insurance (\$3,085.00), and Administration (\$4,045.00)

VI. Election of Directors and ACC Members

(Nominations taken from the floor)

a. Election of Board of Directors (5 open positions) and (3) ACC Members

b. Call for Nominations from the floor

c. Introduction of the Candidates – Candidates for the board of directors are Mike Stacy, Steven Rand, Steve Thompson, Meghan Hamaker and Lisa Wright.

–Candidates for the ACC are Kevin Ericson, Donald Lucas, and Mike Passons

d. Vote on Board Members and ACC Members

VII. New Business: Proposed Amendment Presentation / Discussion- James Nunn

presented a Proposed Amendment change to how our Annual dues are required to be paid. James proposed that instead of being required to pay the annual assement January 1st of each year. A home owner may elect to pay Association dues annually or quarterly. For annual payments the due date is January 1st, and for quarterly payments the due dates are January 1st, April 1st, July 1st and September 1st each year

VIII. Vote on Amendment (if applicable) –Not applicable 89 total required to vote. A soft poll was taken by raised hands and only 4 homeowners indicated interest in the Proposed Amendment and 14 Homeowners indicated they were not interested in the change.

IX. Election Results

- The 2010 Board of Directors' are Mike Stacy, Steven Rand, Steve Thompson, Meghan Hamaker, and Lisa Wright

-The 2010 ACC Members are Kevin Ericson, Donald Lucas, and Mike Passons

X. 2010 Drawing - \$50.00 off of Assessments- Must be present to win

– The winner is Leslie Elledge

XI. Adjourn- 8:48pm