



Flintrock at Hurst Creek Property Owners Association
Board Meeting Minutes
June 11, 2024, at 6:00 p.m.

Board members in attendance: Michael Hvisdos, Hal Lanham, James Salek. Others in attendance were Rhonda Spears from Grand Manors.

Open Session Call to Order 6:01 P.M.

Confirmation of quorum

President Michael Hvisdos welcomed all to meeting.

Minutes

Michael Hvisdos made a motion to accept the March 13, 2024, minutes, minutes, James Salek seconded. Motion carried.

Consent Agenda

Trash Can Enclosure to be added to the Guardhouse at 100 Jack Nicklaus Dr. by Berrera Maintenance \$4995.
POA perimeter fence to be repaired by Fence Crete at 303 Golden Bear Drive \$3300.

Manager's Report

Rhonda Spears reported that the weekly inspections of the community continue. Delinquency of homeowner assessments for the 2nd quarter of 2024 were within budget and being monitored by both onsite Management as well as GrandManors accounting. The Community is in need of Committee volunteers, please contact a Board Member, Committee Chair or Myself of your interest in serving on a committee.

Committee Updates:

AmeriGas- The 5000-gallon tank has been delivered to the Community. The Engineering report has been completed, along with the TX RR Commission inspection. Estimated completion is 07/2024.

ACC- Discussed where to find the needed ACC forms and a copy of the design guidelines.

Finance- There was a review of the financial reports through May 2024. Funds in excess currently in the Operating Account will be transferred to the POA Money Market Account for a higher yield, the General Manager along with Finance Chair will make recommendations to the Board.

Roads- Road committee has sent out RFPs to contractors with a scope of work to be done. The Road Committee has requested that an engineering analysis be done as well as a 5-10 plan developed.

Communication- Discussed how to navigate the POA website. Repositioning the sign at the Honors gate has helped with gate issues. Volunteers are needed for the committee.

President's Message- Michael Hvisdos thanked the committee members for all their hard work and asked for Homeowners to commit to serve their community by volunteering to serve your community.

Open Forum Topics:

With no other business, Michael Hvidos motioned to adjourn the meeting at 6:40 p.m., seconded by James Salek. Motion carried.

The next Board Meeting of Flintrock at Hurst Creek POA is scheduled for September 10, 2024, 6:00 PM at the Flintrock Falls Country Club -401 Jack Nicklaus Drive.

Attest: Hal Lanham
Hal Lanham, Secretary

Date: 9/10/24