

Stonegate on the Park Homes Association 2021 Annual Board Meeting Minutes

Date: 01/19/2021

Time: 7:00 p.m.

Board: Rick Nelson (President), Joe Kauth (Vice President), Randy Cotter (Treasurer), Linda Redford (Secretary), Susan Tannewitz-Karnes (Grounds/Maintenance)

Residents: Ashley Goeken, Roy Dudark, Dorene Shipley, Janet Cahill, Tom McAtee, Lloyd Karnes, Mark Matousek, Heather MacKenzie, Cliff Greenlief, Doug and Hannah Duncan, Tami Fasching, Ryan Van Nice, Jeff Sonnier, Joe Montgomery (15 households represented).

Welcome

Rick Nelson opened the meeting at 7:01 pm. He explained that due to the Covid-19 pandemic, the board decided to hold the Annual Meeting virtually via Zoom. All of the board members were introduced.

2020 Review

Monument / Lighting / Landscaping

Rick noted the 1st item on the agenda was a review of 2020 activities. He asked Susan Karnes, manager of grounds maintenance, to present these activities. Susan reported that considerable deferred maintenance was necessary on the island and the grounds bordering Antioch and 133rd St. over this last year. This included replacement of the electrical box, new LED lighting and the removal of two dead Ash trees in the island on Benson. Rebuilding the irrigation system in the landscape buffer along 133rd St was also necessary. This involved a new main controller, new junction boxes, and repairing/replacing broken lines and valves. Hopefully, this Spring we will only need to turn the system on. She noted that many sprinkler heads are next to perimeter fences and asked that this be passed along to owners and contractors who may be replacing fences. She also said the contract with LDS has been revised and updated to clarify various items.

2020 Budget Presentation and Approval

Rick asked Randy to review the finances for 2020. Randy said that 10 owners were in arrears on their HOA dues. He said that certified mail will be sent out this year to verify receipt of the letter to all owners who are delinquent on dues. Owners will be informed that their homes cannot be sold without payment of all dues (including penalties). If necessary, he said that trash service could be terminated to delinquent households. Randy reviewed the specific expenditures during 2020 and said there was a balance of \$11,748.77 in the checking account on 12/31/2020.

New Business

Amendments to Restrictions

Rick reported the board has discussed changes to our restrictive covenants. He said Linda Redford, HOA Secretary, had sent out a questionnaire to solicit owner opinions on several items such as:

- Solar Panels and Solar Collectors
- Storage Buildings
- Paint Colors
- Vinyl or Vinyl Clad Windows
- Short-term Rentals (Airbnbs, etc)

The results of the survey were sent via email to residents prior to this meeting. Rick said the Board will prepare wording changes to the Restrictions in consultation with our attorney. The proposed changes in the Restrictions will be ready by mid-February and will be posted on the Stonegate website. A ballot for voting on the Restriction changes will be sent with the invoice for the HOA dues. Approval by a majority of all owners is necessary for any change to be adopted.

Facebook Page / Permanent Island Sign

Rick noted that we discussed a Facebook page for our HOA at last year's HOA meeting. Linda said she and Kim Kauth had talked about this and Kim had agreed to design it. Joe Kauth volunteered that he would do the Facebook page.

Joe also noted he was thinking about a permanent sign for the island for messages to owners. Susan said she would work with Joe on the design and placement of the sign. In response to a question, Joe said that the dates for yard waste pickup are April 1 - November 30 per city ordinance.

Budget 2021

Rick asked Randy to present the 2021 budget. Randy said the 2021 budget projects dues to be the same as 2020. He explained the major new expenditures for 2021 are in grounds maintenance and asked Susan to review those.

Susan reported we need to replace some turf along 133rd St. west of Benson and renovate the flower beds around the monuments. The beds need new soil and mulch as the old mulch is depleted and may be diseased. She said the major work will be taking out dead Ash trees along Antioch (estimated at \$2,500) and restoring the stone entryway monuments (estimated at \$6,000). Loose and missing stones on the monuments need to be replaced. Additionally, loose mortar on all of the monuments needs to be removed and replaced and all surfaces sealed. There are also some dead Pine trees that need to be removed. She said Overland Park and Johnson County should not be counted on to remove these as their revenues are down. Due to cost, the removal of the Pines trees will be delayed.

Randy summarized the remaining items in the 2021 budget. An expected balance of \$11,749, less an expenditure of \$8,500 in special projects for grounds maintenance, would leave an estimated balance of \$3,249 on 12/31/2021.

Rick moved to approve the 2021 budget including the special projects. Motion seconded and passed.

Other Business

Rick suggested we reestablish street representatives to readily identify and welcome new residents to the neighborhood. There was general consensus this would be a good idea. Linda asked that Randy notified her of new owners when real estate agents contact him about dues status. He should record

names and addresses and forward them to Linda.

Election of Officers

Rick announced that his position (President) and Linda's position (Secretary) expire effective this meeting. Rick asked for nominations.

Joe Kauth nominated Linda for Secretary. Linda agreed to serve two more years. The motion passed unanimously.

Jeff Sonnier nominated Rick for President. Rick agreed to serve two more years. Motion passed unanimously.

Other

Rick asked if there was any additional business. Linda asked for clarification on whether more than one owner of a home can vote on HOA business. Randy said it was his understanding that only one vote per property is allowed. Rick said we will discuss this with our attorney. Linda also suggested we plan for social events in 2021, whenever it becomes feasible to do so.

Adjournment

There being no further business, the meeting was adjourned at 8:03 PM.

Linda Redford, Secretary