

# Stone Falls Home Owners Association

## Annual Meeting Minutes

Tuesday, September 24, 2024

7:30 pm

University Baptist East

1. Introduction – Officer Introduction: Mike Witmer, President; Jeff Lencke, Vice President; Bev Fuller, Treasurer; Cara Kouse, Secretary; Bridget Balzarano, Architectural Committee Chair. Twenty-five people were in attendance.
2. Approval of last year's minutes. Bridget Balzarano so moved, Kimberly Young seconded.
3. Fountain Update and Vote –
  - a. Two years ago we voted and approved to raise HOA fees and when the fountain was no longer sustainable/too far collapsed we would replace it with a waterless feature. The time has come that the cost of upkeep and water is no longer sustainable. Last month the water bill was \$525. We have spent \$6100 so far this year on the fountain. It is time to reseal it again and that will cost \$5000-\$8000.
  - b. The current proposal is to shut down the water immediately, remove the pumps and pipes, keep the irrigation for the landscaping and move it as needed, break up the lower basin and demo the edges. Fill lower area with soil and rock and move and replace plants as needed to look nice. The top basin will have holes drilled for drainage and will be filled in with gravel and boulders.
  - c. We have obtained quotes from a few landscaping companies, and at the lowest quote can complete the demo and rock filling part of this project for about \$20,000.
  - d. When this is complete, we will have insurance pricing reassessed as we currently carry insurance to cover water related catastrophes that we will not need when the water feature is removed.
  - e. Next year we will review possible additions for the fancy lighting features discussed two years ago to provide a more appealing visual in lieu of water. This year though, the more immediate problems need to be addressed first so that we aren't continuing to spend \$525 per month on water.
  - f. If this plan is adopted, in the future expenses for the HOA would decrease. Annually we would have mulch, trimming, maintaining the lighting and plants, water/irrigation for the plants, possible seasonal planting, holiday lighting, website/email expenses, mailing expenses, and financial software/auditing expenses. We would vote on larger less frequent expenditures like a new light feature or new trees.

- g. After this plan is enacted and a lighting feature is decided next year, we will reevaluate annual expenses and adjust HOA dues accordingly. A decrease is expected.
  - h. A vote was held. One vote was counted per residence represented. We had six proxy votes. 19 votes were for the project to proceed as outlined and 0 votes were against.
- 4. Neighborhood Walk Process – The architectural committee and the board walk the whole neighborhood keeping to the sidewalks and streets. We do not enter anyone's property. Our goal is not to nitpick or penalize, we simply want to bring a fresh set of eyes to each property in the neighborhood. We want to bring issues to the homeowners' attention and keep property values up. We follow the HOA by-laws, and are always open to revisions of these by-laws. In recent years, changes were suggested, voted on, and enacted during an annual meeting. These changes included placing fewer restrictions on types of mailboxes installed, fewer restrictions on roofing, and allowing solar panels that were previously banned.
- 5. Elections – The Vice President and the Architectural Committee Chair both stepped down. The President and Secretary offered to cede their positions to any interested parties. The group unanimously elected to keep Mike and Cara in their respective roles. Adam Kouse volunteered to serve as Vice President and was unanimously elected into the role. Cara again volunteered to step down from her position as secretary as this would place a couple from the same household in board positions. It was unanimously agreed that she should maintain her position and nobody was concerned about this being an issue. Nobody volunteered to fill the empty position of Architectural Committee Chair. After the meeting concluded a post was placed on the HOA Facebook group advertising this vacancy. Heather Watson has since volunteered to serve in this role.
- 6. Q&A – There were no further questions and the meeting concluded.