

StoneBridge Village POA Meeting
August 17, 2017
8:30 a.m. Par Room

Present: President- Sam Rodehaver, Vice President – Bill Riley, Secretary – LaNora Kay, Treasurer – Loren Lund, Directors John Stauffer, John Cooper, Ron Williams and General Manager- Bill Hasler.

The meeting was called to order at 8:30 a.m.

Approval of Minutes

The minutes from July 20, 2017 approved as presented.

GM Report

Food & Beverage – GM Hasler introduced new F & B Director Randall Cheramie.

Denise Yarbrough – Activities report given.

Bill Stuart - Commons Area Superintendent report given.

Jim Pyle - Golf Course Superintendent no report given.

Tom Tungseth – Amenities Superintendent report given.

Phillip Drips - Pro Shop Manager report given.

Golf Committee – Larry Miller

- Report given and committee suggestion to Golf Course Superintendent that signs state “No Entry for #1” and larger signs for #18, #10, and #11. Announcement made that course will be closed for aerifying on August 28, 2017. Golf Course Superintendent Jim Pyle stated that the block needed to repair #6 and the creek are on backorder by about 30 days. TRAC manufactures the block and although we can purchase from a company in Springfield we do not have to transportation needed for the weight of the load. Recommended a group with a facilitator be created to increase Annual Golf revenue. Committee recommended that the Board allow amenity transfer to include pro-rated annual golf. Proration will be allowed once on the property and any amenity transfers after will be full annual gate rate.

ACC (Architectural Control Committee) – GM Hasler

- Report given and committee approved construction request of Lodges 133-136, 1 level, 4 bedrooms, 4 bath units. Recommendation for Boards approval due to the possibility of Nightly Rental within a COA. Board approves committee recommendation to add Michael Dodds.
 1. ***Motion to table item until further details concerning nightly rental could be obtained. Motion and second with a 2 yes, 3 no, 1 recuse (Director John Stauffer) votes, item does not carry.***
 - Director John Stauffer spoke on behalf of Mike McGinness the owner of the land requesting to build. Mr. McGinnis has purchased that land to keep the 4-bedroom lodges with an established COA. The COA governing documents states nightly rental is allowed. They have done everything to build under the Rules and Regulations.

- Treasurer Loren Lund stated that the attorney has given a set of guidelines for COA construction to meet. The area of land is currently platted.
- Director John Cooper feels he does not have enough information and concerned about amenity over use.
- Vice President Bill Riley stated he is concerned about nightly rental and amenity over use.

2. Motion made and second to approve construction for Lodges 133-136 with a 3 yes, 2 no, and 1 recuse (Director John Stauffer) vote to carry the motion.

Finance Committee – Tom Muraski

- Report given.

Open Forum

1. Discussion ensued from present ownership in regards to the request for new construction Lodges 133-136.
2. Owner Marsha Beam inquired what has been done about amenity over usage. Request that a moratorium be placed on construction of R3 until fee structure is figured out for the nightly rental properties. Also stated that our attorney recommended we could access a fee for commercial property. Questioned that when the 7 bedroom units were approved she feels the ownership was defrauded. GM Hasler explained that the Board decided last year that only owner and accompanied guest allowed to use amenities and this decision was meet with unrest from the ownership that represents the COA's. The Board and COA Boards meet to discuss ideas on how to handle access. Board decision to set a time frame of October 1 for POA to implement village access allowing the identification of properties using nightly rental. The access system will help to better identify how much use is nightly rental. GM Hasler explained attorney only stated that fee regulation was in regards to amenity usage. Secretary LaNora Kay stated that the Board is and has been discussing what is going on with nightly rentals and access to the amenities. They are taking the steps to come to an answer but it will take time.
3. Owner Scott Fleetwood suggestion to possibly use the nightly rental guest to gain conversion to possible owners. Looking at the possibility of a long-term golf destination and market to those staying within the village.
4. Owner Larry Tongate who formally owned a lodge as a vacation home and supplemented lodge with nightly rental of his unit. Although his lodge was not solely commercial he does believe that some are. Both situations need to be looked at and appreciates that the Board is trying to make access decision.
5. Owner Bill Hunt stated even with the new gates and controlled access that nightly rental guest will figure out how to get through.
6. COA Manager John Wiskirchen stated the land is currently platted for the lodges and they could start building regardless of the Board.
7. Owner Lon McLaughlin asked the Board to please take into consideration the prices of currently listings. Concerned about no signage at the East Gate for those waiting in SDC traffic. Concerned that we could be missing potential new owners and suggested an open village Sunday.

Old Business

1. Rumble strips will be installed at 4 way stop and StoneBridge Parkway.
2. Security access letter to the COA owners have been sent and second letters to those with no response will be sent next week.

New Business

1. GM Hasler informed the Board that there is a current dues paying lot owner in the Phase 11 since 2009. According to deed and plat this may allow the area in question to be within the village. Plat has been filed with the county and GM Hasler wanted to make sure Board was notified. 2014 Arvest quit claim roads and we are only responsible to maintain roads in condition we received.
2. GM Hasler explained that we began a marketing campaign to promote living in the village. He would like to continue the marketing with a cost of about \$8000.00 annual. Board agrees and encourages GM Hasler to move forward with the market plan.
3. Golf Course Superintendent Jim Pyle request Board to move fall projects up since weather opportunity. These concrete projects will not require the course to be closed however they were not budgeted but due to recent flooding damage.
Motion made and seconded with unanimous decision to approve concrete work with a budget to not exceed \$5000.00.
4. Board discussion about LED sign to be placed at the East Gate entrance. GM Hasler has obtained pricing and is the ball park of \$5000.00 - \$8000.00
Motion made and seconded with unanimous decision to purchase LED sign.

Adjournment – 10:54 a.m.

The Board proceeded into executive session.

LaNora Kay
Secretary

Sam Rodehaver
President