

**StoneBridge Village POA Meeting**  
**November 27, 2017**  
**5:30 p.m. Lake Room**

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

**The meeting was called to order at 5:30 pm**

**Approval of Minutes**

The minutes from October 23, 2017 approved as presented.

**GM Report-**

Holding budgeting meetings with department heads all month long with a focus for Pro Shop and Grille to break even. Anticipating possible \$90,000 bad debt due the non-payment from the SBV COA and the POA will future budget for the unpaid portion. We have had an increase in security, gate arms have been replaced 4 times and we will repair when needed, swings gates are still operational if needed. Pavilion pool is currently on schedule, concrete is ready to pour, once poured will sit till spring and then project to be finished.

Food & Beverage –F & B Director Randall Cheramie report given.

Denise Yarbrough – Activities report given.

Bill Stuart - Commons Area Superintendent report given.

Jim Pyle - Golf Course Superintendent no report given.

Tom Tunseth – Amenities Superintendent report given.

Phillip Drips - Pro Shop Manager report given.

**Golf Committee –**

- No report given.

**ACC (Architectural Control Committee) – GM Hasler**

- Approval of new builder SMJ Builders LLC and 2 new construction projects. Landscape plan approved for lot 56 and previous denial of asphalt driveway was requested to be appealed to the BOD.

***Board decision to uphold the ACC previous decision.***

**Finance Committee – Loren Lund**

- October was a good month and we are currently \$36,000 ahead of 2016. We are now at the place where the SBV COA delinquency is showing. This will hit the POA at \$30,000 a month for the next three months. The SBV COA situation is a big deal and legal is handling the situation. Portion of assessments goes to the general reserve to handle most major items. Committee is looking at increase in dues, golf fees and grille menu items.

**Open Forum**

1. Mr Bangert asked if we can deny access to the timeshare due to non-payment. GM Hasler explained only if we know the owner, owned week, and in-week.
2. Question asked if \$10,000 has spend spent on gate repairs wouldn't manning the gates be a better solution. GM Hasler explained that this is an option being discussed for budget. We currently pay \$4,000 per month to SMOJ and to man the East Gate, added security would be a total of \$92,000.
3. Questions asked what brought on the need for SMOJ. GM Hasler explained that security issues as well as unauthorized use of the amenities were brought to the POA and Board attention via residents.
4. Owner stated the East Gate looks horrible and is embarrassed for guests to use. Feels like items that are costly need to be approved by those that live here not timeshare owners.
5. Suggestions offered by owner hat we man the East Gate but not 24/7, may it can be closed at night.
6. Mr. Ahrens suggested to cut the arms and barricade the other side at the East Gate.
7. Mrs. Moffit discussed that speeding is an issue and people just don't speed when the guards are present. Concerned that ducks are on the roads from neighbors. Want to know why there are weeds/rough growing next to their property when there was no rough there previously. Stated that the letter she received was slated at her and has made her neighbors privileged. Concerned that the letter she received has also been sent to the neighbors. Landscape at the East Gate looks terrible and has deteriorated.
8. Question asked how much extra are the nightly rentals paying with amenity usage. We do not manage the nightly rental and therefore we have begun the process of all nightly rental units registering their guests. This process will allow us to see the usage which will help to begin the process of fee regulations.

#### **Old Business**

1. Security update given in GM report.
2. Pavilion pool update given in GM report

#### **New Business**

Adjournment – 7:05 p.m.

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LaNora Kay  
Secretary

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Sam Rodehaver  
President