

## Stonegate on the Park Homes Association 2018 Annual Board Meeting Minutes

**Date:** 01/23/2018

**Time:** 7:02 p.m.

**Board:** Rick Nelson (President), Joe Kauth (Vice President), Randy Cotter (Treasurer), Ryan Van Nice (Secretary), Mike Robben (Grounds/Maintenance)

**Residents:** Brenda Carrico, Lloyd and Susan Karnes, and Jeff Sonnier (eight total homes represented)

### Welcome

Rick Nelson opened the meeting and everyone introduced themselves.

### Election of Officers

The offices of Vice President, Treasurer, and Grounds/Maintenance were up for election, having reached the end of their two-year terms. The following were elected by voice vote:

- Vice President – Joe Kauth
- Treasurer – Randy Cotter
- Grounds/Maintenance – Mike Robben

### Official Business

#### *Monuments*

The installation of LED light fixtures and bulbs has been completed. These lights have provided better illumination at a cheaper running cost, saving approximately \$300 from the budgeted amount.

The small lights on the south end of the Benson St. island at the entrance of the subdivision were discussed. They were installed several years ago without board approval, and would require a significant expense to repair and bring up to code. It was agreed to simply remove these lights, as they also failed to provide much benefit.

Repair of the mortar between the stones of the three monuments was proposed. Bids for this will be obtained.

#### *Budget*

Randy Cotter proposed the 2018 budget, which was identical to the 2017 budget. Rick Nelson noted that he recently received an updated contract proposal from Aspen, our landscaping company. This contract was approximately \$500 more than the previous year. The budget, amended to reflect the new Aspen contract price, was approved by voice vote. Consequently, **annual dues remain unchanged at \$324.**

Updating the Benson St. island was debated. After much discussion, it was agreed that the island should be modernized with more drought resistant plants and ground cover. By voice vote, the expenditure of \$5,000 was approved to address the Benson St. island. Both Aspen and LDK Lawn Services will be contacted regarding bids for this project.

It was noted that three homes have not paid their 2017 dues. The original dues amount, late fees and penalties, and the new 2018 dues will be assessed to them in their normal 2018 dues letter

#### *Directory*

Ryan Van Nice will coordinate with Joe Kauth to include a digital means for residents to add their contact information online to facilitate an update of the neighborhood directory.

## **Open Discussion**

### *By-Law Amendments*

The amendment of our association by-laws was discussed at length. Proposed changes are as follows:

- Disallowing of renters
- Allowing of sheds or outbuildings
- Allowing of solar panels
- Altering the frequency with which by-laws may be amended
- Clarifying language regarding late fees and penalties

Several restrictions and caveats to these suggested changes were discussed, including size and sight-line restrictions on sheds. The board will look into these issues and will recommend changes in the future.

In addition, the by-laws will be looked into more in-depth to determine whether they currently disallow home sharing arrangements like AirBnB.

### *Other notes*

- Joe Kauth will build a permanent information sign that will be placed in the Benson St. island. It will be made of dry-erase material so that neighborhood messages may be left more easily and effectively.
- Cul-de-sac parties were tentatively scheduled for April 27<sup>th</sup> and June 8<sup>th</sup> of this year. More information will follow.
- Ryan Van Nice will include information in the dues letter detailing the benefits of the HOA.

The meeting was adjourned at 7:48 pm.