

## **Stonegate on the Park Homes Association 2019 Annual Board Meeting Minutes**

**Date:** 01/28/2020

**Time:** 7:00 p.m.

**Board:** Rick Nelson (President), Joe Kauth (Vice President), Randy Cotter (Treasurer), Linda Redford (Secretary), Mike and Judy Robben (Grounds/Maintenance)

**Residents:** Scott and Marissa Corbin, Heather MacKenzie, Tami Fasching, Lloyd Karnes, Seth Goeken, Miguel Cartagena, Alex and Bri Dallmeyer, Roy Dudark, Ryan Van Nice, Kim Kauth (fourteen total homes represented)

### **Welcome**

Rick Nelson opened the meeting.

### ***Monuments/ Grounds Maintenance***

\$5000 was allocated from the 2019 budget to replace Benson island trees and plants and repair the Benson Street monument. LDK was contracted to design the landscaping and provide plantings. A number of the scrubs and trees planted subsequently died, but have been replaced by LDK. Mike Robben stated that a landscaper from LDK Lawn noted that the island is too narrow and heat from the concrete makes it problematic for the survival of plantings. Heather MacKenzie suggested exploring plants that might survive. Those in attendance agreed the island needs to be regularly maintained.

It was agreed last year that the Benson Street Monument needs to be repaired. Mike Robben checked on quotes and was told repairs should not be conducted until warmer and dry weather. Work will be contracted in the Spring. Rick Nelson noted that grass seeding is needed in the buffer strip along 133<sup>rd</sup> Street.

### **New Business**

#### **Proposed Budget and Dues 2020**

Expenditures for 2019 were not as great as anticipated and a surplus exists in the budget. A copy of the budget will be included in any dissemination of these minutes.

The dues will remain unchanged at \$324.

We are currently under budget because electric bills are down.. The only social events this year were the Halloween Parade and the Easter Egg Hunt.

Rick Nelson noted some home owners have not paid the HOA dues for one to three years. This represents five households. Rick stated that the dues can be recouped when owners sell their homes. The money will come directly from their proceeds as a lien on the home. It is also an option to stop trash service to delinquent households. Our trash service has indicated they are willing to discontinue trash service to residents if asked by the Board.

## **Possible Amendments to Stonegate Declaration of Restrictions**

Linda Redford informed attendees of a survey that would soon be sent out regarding possible changes in restrictions. These restrictions have been discussed for the last few years, but no action has been taken. The survey will only be to determine resident's interest in changing or adding specific restrictions. Topics will include the following:

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

## **Election of Officers**

Joe Kauth was nominated by Heather MacKenzie and re-elected to Vice President by majority vote.

Randy Cotter agreed to continue as Treasurer and ran unopposed. He was re-elected by majority vote.

Lloyd Karnes nominated his wife, Susan Karnes, for Grounds & Maintenance. Mike and Judith Robbens declined to run again. Susan was elected by majority vote.

Rick Nelson remains as President and Linda Redford as Secretary.

## **Open Discussion**

### **Website, Facebook**

It was agreed that the Stonegate HOA needs an online presence for the sharing of information. This was discussed at the last HOA meeting and both Facebook and Next Door were suggested as possible options. At that time, no consensus was reached on the best venue.

Rick Nelson recommended we create a Facebook page to facilitate better communication between the board and the residents, as emails are commonly overlooked and the website has been difficult to maintain. It was agreed that a private Facebook page would be a good option. Kim Kauth agreed to design the page and be the administrator.

### **Neighborhood Social Events**

It was the consensus of those at the meeting that more social events are important to the cohesiveness of our neighborhood. It was suggested that we resurrect some past events, such as pizza parties. Monthly rotating cul-de-sac get-togethers were suggested for the summer months.

It was decided that as weather warms, a variety of events will be planned. It was also suggested that we consider HyVee or other places for indoor gatherings during inclement weather.

### **Property Concerns**

Kim Kauth reminded everyone of the availability of tags for extra trash bags. The tags are recognized by our trash service and they will pick up additional tagged bags. These tags can be obtained at Hen House on 135<sup>th</sup> Street.

Several complaints were raised ranging from trash cans left at the street in front of houses, debris piled up in yards, lawns not being maintained and the deteriorating condition of some houses in the neighborhood. Rick Nelson noted the HOA Board can write letters to home owners but it has limited authority to enforce the care of their property. Issues of yard maintenance, debris and cars left parked on the street can be reported to the city as code violations.

It was suggested that lack of upkeep of homes may be due to financial or health issues of the residents. Neighbors and the Board offering to assist homeowners was discussed as one possibility to help neighbors maintain their properties if they are experiencing difficulties.

It was noted that the Architectural Committee has not been evident in the neighborhood for the last few years. According to the By-Laws, this committee is tasked with inspecting properties in the neighborhood and informing residents of needed repairs. The Architectural Committee is made up of members of the Board and it was suggested that it needs to be active in encouraging maintenance of properties and approving property changes that are governed by the restrictions.

Difficulties in getting out of the subdivision off Benson during certain hours were discussed. Randy Cotter reported complaints to the city last year and they did a traffic analysis. Their conclusion was that traffic volume was not enough to merit a stop sign or stop light. The renovations at HyVee may result in more traffic and another analysis might be advisable in the coming months.

### **Move for adjournment**

Rick Nelson moved for adjournment. The motion was seconded and passed unanimously.