

**StoneBridge Village POA Meeting**  
**July 20, 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 June 15, 2017 approved as presented and June 30, 2017 were approved with corrections.

**GM Report**

Food & Beverage – No report.

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 recommendation for Board to review and accept the waiver, release and hold harmless agreement. Handicap committee has been created and implemented a procedure policy.

**ACC (Architectural Control Committee) – Virginia Zank**

- Report given and items referred to the Board of Directors for guidance on Welcome Wagon, Neighborhood Watch, recommended lists and resume submitted for place on committee.

**Finance Committee – Tom Muraski**

- Report given.

**Open Forum**

1. Mr. Absher asked for clarity from a question at the June 30, 2017 special meeting. He asked if the Board was aware of the re-zoning request, he stated that John Stauffer would have been aware and withheld the information from the Board. Mr. Absher asked Director John Stauffer why he had kept the item from the Board. John Stauffer stated he had not kept the item from Board but had broken his foot and was ill. Mr. Absher asked President Sam Rodehaver if this would be keeping the item from the Board. President Sam Rodehaver responded that there was no intentional withholding.

**Old Business**

1. Road striping is scheduled to begin next week on the microsealed roads. Concerns were voiced about the traffic holdups during the road overlay process. GM Hasler explained that the original option of sealing at night was changed. The company sealing the roads stated that they needed to be done during the day for dry and cure time. Director LaNora

Kay pointed out that the project was supposed to be completed in April however due to the rains this year it was pushed back.

2. GM Hasler explained that the POA office has moved forward with the letter to COA owners for Nightly Rental registration. The village and amenity access changes will take effect in October. East Gate will be controlled with per vehicle gate arms as well. Question raised from owners as to why we cannot just man the East Gate. GM Hasler explained that he has financial figures to man the East Gate and has given them to the Board and Finance committee. Vice President Bill Riley explained that the arms are initial steps to increase security and will have to evaluate once installed.
3. Discussion ensued concern the community bulletin board outside of the fitness center. Board decision is to leave as a community bulletin board and add a disclaimer.

### **New Business**

1. Trial change of the Board of Directors monthly meeting to the third Tuesday of the month at 6:00 p.m. beginning September 2017.  
*1<sup>st</sup> and 2<sup>nd</sup> motion with unanimous approval.*
2. GM Hasler submitted new restaurant proposal for hours and days of operation as well as menu changes. Discussion ensued and Board would like to view daily sales versus cost as well as labor.
3. GM Haler expressed that the June 30, 2017 special meeting showed the owners concern over increased activity within the village. GM Hasler suggested we look into purchasing the area of lands that are future development. Question asked from owners present if all the land in question is R1 and agriculture and GM Hasler explained that each piece of land can be different.
4. GM Hasler informed the Board of a nightly rental being operated out of 172 Ashwood Lane. Fire Marshall Brian McNevins and the Stone County Planning and Zoning are aware. GM Hasler asked for the Boards direction on how to handle situation. Board directed GM Hasler to have POA attorney send a cease and desist letter with two-week timeframe.  
*1<sup>st</sup> and 2<sup>nd</sup> motion with unanimous approval.*
5. Strategic long-range plan will be passed on to the committee members and then discussed in future meeting.

Adjournment – 10:48 a.m.

The Board proceeded into executive session.

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LaNora Kay  
Secretary

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Sam Rodehaver  
President