

StoneBridge Village POA Meeting
March 26, 2018
5:30 p.m. Lake Room

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

The meeting was called to order at 5:30 pm

Approval of Minutes

The minutes from February 26, 2018 approved as presented.

GM Report-

Board Treasurer Loren Lund addressed the membership in concerns to the grille operations. F&B Director Randal Cheramie was directed to implement changing prices, adding an ala cart menu, and make changes within the grille to enhance the bottom line prices. F&B Director will be looking at some of the old favorites and

Randall Cheramie- Food & Beverage report given.

Denise Yarbrough – No Activities report given.

Bill Stuart – Commons Area report given.

Jim Pyle - Golf Course report given.

Tom Tungseth- No Amenity or Security report given.

Phillip Drips - Pro Shop report given.

Golf Committee – Larry Miller

- Committee proposed to change blue jeans cut-off date from March 1st to April 1st.
1st and 2nd motion with a 6 yes to 1 no vote allowing proposal to pass.

ACC (Architectural Control Committee) – GM Hasler

- Approval given for change of style to condos at the Fairways on Bunker Drive. Lot 27A CedarGlade approved for new construction. Committee proposed that Finance Committee review ACC fees.

Finance Committee – Tom Muraski

- Year to date budget was expected of \$104,000 loss and we currently are at a \$103,000 loss. Things are going as expected and hoping for a good spring and summer.

Open Forum

Owner informed Board of two sperate incidents regarding entry for guests to the village one each occurring at both gates. GM Hasler and Board did reiterate that the East Gate will only be for entry of owners. All guest of owners will still need to enter through the West Gate.

Owner complimented Grille staff for the fantastic changes and everyone should understand that with change comes controversy. He has always been treated with respect and had great meals. Complimented maintenance crew on the maintaining of the roads this winter season. Voiced concern about the water and sewer proposed rate increase.

Dan Ward informed that he had spoken with Ryan Smith, lead counsel with Missouri American Water. Mr. Ward submitted comments to the committee in regards to biased comments made in regards to Branson. The commission went back to Missouri American Water and asked for them to relook at the rates and come up with 3 proposals. However, those will not be shared with the general public, they will be submitted as confidential documents. Once the rates are submitted Mr. Smith will release parts of them.

John Stauffer- Director addressed the issue of the land he has requested for Stone County Planning & Zoning to rezone. Stated he was approached a number of years ago to purchase the land in this area and he did not purchase until 2 years later. Original master plan had 179 units to be built. There were also 150 additional lots. Instead of the 150 he would like to build 79 cabins like Lodges@ Forest Lake, 4 bedrooms. Road will connect to itself and exit will connect with KeyStone. Cabin style with their own amenities. Lake that is already there he has spent \$40,000 to engineer and get ready. Mr. Stauffer said he has spent a lot of money to keep the roads the way they are. He stated the land was originally R3 however is R1 now.

GM Hassler explained that he and the POA staff were not made aware of the rezoning until late Sunday night.

Attendance for this evening meeting was high due to the rezoning matter for Stone County. Many owners spoke on behalf of themselves that they do not approve of the rezoning and do not want anymore nightly rental within the village.

Questions arose as to why the board is conducting secret meetings and statement made that Laws are being broken. Board stated that they have no secret meetings but do conduct Executive meetings which have been a normal meeting held by the Board for years.

Old Business

1. Pavilion pool work will continue once we have consistent dry weather.
2. Forest Lake road repair bid is \$15,000 but budgeted for \$25,000. Repair will begin in 3-4 weeks depending on weather.
3. Discussion concerning the change of stop sign at Vining Meadows was changed for winter weather safety. Speed limit sign will be installed.

New Business

1. Grille 20% discount for menu items will remain for owners and coffee club re-instated.
2. Discussion ensued concerning the wet area on #13. Golf Course Superintendent Jim Pyle stated that there is a spring in this area and although we have tried drains and dirt there has been no success.

Adjournment motion and accepted at 7:08 p.m.

LaNora Kay
Secretary

Sam Rodehaver
President