

## 09/19/2017 POA MINUTES

### StoneBridge Village Property Owners Association POA Board -6:00 p.m

The meeting was called to order at 6:00 p.m.

The Board of Directors reviewed the August 17, 2017 minutes. The minutes were approved as presented unanimously.

#### General Manager's Report –

1. **Randall Cheramie- F&B Director** - August was down on revenue and expenses were slightly up with one exception to cost of goods which was down. Randall noted that we do pay better wage than other restaurants in the area. Training and retraining of staff is being done on common practices and cost goals are being set. The POS System is being revamped it will take several months to get the process completed, tested and switched over. Randall wants to see more attention to direct marketing, advertising and social media as well.
2. **Denise Yarbrough – Recreation** -The Murder Mystery was a success many photos are currently available. The Ladies Luncheon is on Oct 13<sup>th</sup> at St. James Winery. We will be hosting a Touch of Class/Black and White/ Masquerade Party at the end of October on Saturday the 28<sup>th</sup>. Christmas Decorating begins on Wednesday November the 1<sup>st</sup>. Friday November the 10<sup>th</sup> will be the Ladies Fall Luncheon & Fashion Show. The owners Christmas party will be on Saturday December 9<sup>th</sup>. Denise is planning a “scaled down” event for New Year's Eve.
3. **Bill Stuart – Common Areas Maintenance** – Employees have over-seeded the clubhouse, have been doing shoulder work on the parkway, painted parking stripes, have been trimming, repairing irrigation, mowing/spraying the common areas. Have removed some trees and began trimming throughout the village.
4. **Tom Tungseth – Amenities Superintendent/Security** – East Gate arms should be in and functioning by the end of September. There is a guard meeting scheduled at end of September with all guards, Tom Tungseth, Andrea Marstall and Bill Hasler. Tom requested that if anyone calls the shack to please leave a name so we can follow up with them.  
-The Pavilion Swimming pool is going to need to be removed and redone. We have 3 estimates in all. Starting with the demolition costs and once the demolition is complete we will know how to proceed forth. Winter building maintenance will begin shortly.
5. **Jim Pyle – Golf Course Superintendent** – Currently maintenance is concentrating on seeding. Jim has started cement work on a number of cart path areas that were damaged by Spring flooding. Jim Pyle is still waiting on blocks to help with the creek area on #6. The workforce is starting later in the day; therefore, tee times are starting later. The greens are soft now with a lot of ball marks which is consistent with this time of year.
6. **Phillip Drips – Pro Shop Manager** – Phillip reported August to be a good month. It was a busy month with a lot of revenue. Phillip stated that September and the first part of October is packed with events. The couples event in October is full and the Outlaw Tournament, on the second weekend of October, is filling up quickly. In general, owners can make tee times 60 days in advance and the general public is allowed to make times 30 days in advance.

#### Committee Reports

**Golf** – Larry Miller – The committee approved the replacement of the steps servicing tee box #10. New signs have been posted on each side of the tunnel that services 11 and 18. The golf committee has designated a long range planning subcommittee. The committee has issued a letter to a private cart owner to ask the owner to respect the rules.

**Finance** – Loren Lund – Monthly assessments were off in August and staff is finding out if and where the posting error occurred. Golf was favorable to the budget, F&B was short to budget and Common areas did well. Year to date we are at a loss of \$22,400 within \$7,000 of where we were last year. Historically the golf course and restaurant run at a loss. Things are trending in the right direction.

The Finance Committee has recommended to pay off due to with funds from refinancing. The general operating fund owes the general replacement fund and we are paying it off to a zero balance.

## **ACC – Virginia Zank**

ACC recommend changes to Rules and Regulations from Lawyer- Document given to the board for review.

Owners having roof replacement must notify the office of the color of the shingle and ensure the color is approved even if the owner is trying to match the colors. The ACC tabled a builder application this month for being incomplete. The committee has been dealing with general issues such as fences, landscaping and dogs. The ACC will not offer a list of recommended general contractors and installers. The committee is asking owners to look at Chamber of Commerce members and referrals from other owners when seeking a contractor.

## **Open Forum**

1. Owner questioned how to change GPS to find the owners house and/or to lead traffic to the correct entrance. Hasler has tried in the past but hasn't revisited in years.
2. Concerns were brought up about the house on 812 Silver Cliff Way. The yard is not being kept up, there seems to be a lot of traffic in and out, the trash is running over as of late, the container is not properly stowed and it appears as if the owner is raising Ducks. The driveway is not in reasonable condition and the ACC has been in discussion with the owner regarding a driveway reconstruction plan. GM Hasler stated that the ACC has directed staff to issue a letter to the owner at 812 Silver Cliff Way to get a detailed driveway plan, including completion date, by the next ACC meeting. Staff will also follow up with a letter about the trash and the yard.
3. Owner from Weather Stone requested that the POA repair the cross cuts in Forrest Lake.
4. Owner asked about the mailbox on Limestone. This is another issue that the ACC is well aware of. The owner has been fined and the property has a lien on it.

## **Old Business**

**Swimming Pool at Fox Hollow** – The retaining wall, decking and pool needs to be removed. We do not know what is going on underground. Once excavated we will know more about what to expect. At this point staff is looking for approval on excavation. Director Riley recommended we continue with excavation and see what we are dealing with.

**LED Sign** – Pricing on the LED sign has been obtained. The bids received are between \$7,400 and \$8,800. Director Kay recommended that staff look into the cost of renting the LED for short term needs. The sign will be used to communicate gate access as well as promote POA business.

**Security Procedures** – In October we will begin the process of owners registering guests for access to the village and allowing use of the non-fee regulated amenities. Letters have been sent to those involved nightly rentals to register their nightly rental agent with the association. GM Hasler explained that staff is prepared to carry the plan forward in the month of October. Questions on the security procedures should be directed to the POA office rather than the security guard. The construction entrance will be closed from October 1<sup>st</sup> to January 1<sup>st</sup> at a minimum.

Third party contracted security was also discussed. SMOJS is conducting security patrol on a limited basis throughout the village. An owner stated that they seem to be doing a good job. GM Hasler is meeting with SMOJS in September to discuss traffic control procedures.

## **New Business**

**Cedar Ridge Maintenance 2018** – Staff is looking into honoring requests to have the Association handle the mowing of Cedar Ridge instead of subcontracting it in 2018. The current cost of the contract is approximately \$42,000.

**Volunteer Day** – A volunteer day has been scheduled for Thursday September 21<sup>st</sup> the at 9:00 am in the Lake Room.

**Hurricane Relief Fundraising**– It has been requested by owners to host a fundraiser to support the recent hurricane victims. The board and audience felt that there were already plenty of opportunities to give and staff has enough to focus on at this point

**Meeting Adjourned at 7:54 p.m.**