

Minutes from 7/14/2014 Stone Falls Owners Association Annual Meeting

University Baptist Church, 7 p.m. - 8 p.m.

At 7:00 p.m. Mike Wittmer, SFOA President called the meeting to order and reviewed the agenda for the meeting.

Jeff Lencke, SFOA Vice President provided an update on the entrance to the neighborhood and the fountain. The two-year project to get the fountain operational has finally ended; the fountain is working minus a few small leaks that will be worked on. Blue dye, chemicals are being added to the water and water is being added regularly due to evaporation on hot days. Will be adding a water leveler, which costs approx. \$600 to automatically adjust water level so that it does not have to be done manually.

Jeff also reported that the Architectural Committee has been doing a great job. All the new projects to properties (as required by covenants) have been done according to format: Proposals and plans have been submitted, and approvals have been provided on all projects.

Jeff mentioned that the SFOA budget info is available on the website.

Mike Wittmer next introduced guests Beavercreek City Schools Superintendent Dr. Bill McGlothlin, City Engineer Jeff Moorman and Construction Manager Jeff Parker who were invited to the meeting to discuss and answer questions about the new city preschool being constructed at the corner of Kemp Rd and Hanes Rd.

Superintendent McGlothlin explained how the preschool was originally in the 2007 bond issue that was presented to voters. After it did not pass, to lower the bond the preschool was removed from the 2008 bond which ultimately passed and was used to construct Coy Middle School and Trebein Elementary, as well as the renovations that were completed on existing buildings.

There was a bond money surplus of 5.1 million and 18 months ago they had an open meeting to discuss needs in the district. They decided on the preschool because the preschool is currently housed in Parkwood Elementary and many students are in modular/trailers. After the preschool was identified, they decided on the location and felt that the property that the Board of Education was on made the most sense. It will be an 18,500 square foot facility with a central office and nurse's station. There will be a 5500 sq ft playground that will be contained inside a courtyard. The school will be open the 2015-2016 school year. There are morning and afternoon sessions, Monday-Thursday. There will be about 20 employees, 9 classrooms. The buses will drop off and pick up using entrance and driveway on Kemp Rd. Car traffic (parents dropping off/picking up) will use the Hanes Road entrance and driveway.

City Engineer Moorman said that he was listening and understood our traffic concerns. The building will be constructed at a nice residential scale with brick and siding, smaller in size vertically so that it will blend nicely into residential neighborhood. They will use the existing dumpster location and the parking lot on Kemp will use the existing driveway into Board of Education.

Next they opened up for questions:

- They will be replacing trees that were removed along median when created turning lane.
- They will look into minimizing school bus traffic into neighborhood and especially on Hillsdale.
- They will look at the traffic and the light at Hanes and Kemp and make adjustments if necessary.
- There will be a school zone, 20 MPH on both Kemp and Hanes.
- Someone asked about the speed humps on Hillsdale. They said that they were only supposed to be temporary. There are eventual plans to have Hanes/Lakeview connect through to Lillian and exit out to New Germany to alleviate traffic through the neighborhood.
- The parking lot of the school will be lit at night, designed to manage light pollution.
- How will affect property values? In their experience, property values near schools have historically increased.
- Preschool schedule will follow Elementary school hours, 7:45-2. Some residents mentioned that these are busy traffic hours.
- Daycares will drop off and pick up from Kemp Road entrance that the buses will use.

Mike Wittmer thanked our guests for coming and for their time.

Bev Fuller, SFOA Treasurer gave a financial update: There is \$8580 in checking acct., everything is current. Our old water bill situation has been completely resolved and the new water bill is approx. \$40-\$50 a month. All of the financials are on the website.

Mike Wittmer next discussed officer elections for the 2015-2016 calendar year. All of the current officers were willing to remain in their positions. Bridget Balzarano was nominated to run for Treasurer. Jeff Lencke proposed an amendment that if passed would allow officers and committee members to only be required to pay half of annual HOA dues. This would also encourage participation from other residents. They could also donate them back if desired.

Ballots were passed out and collected. They were counted by neutral persons and results:

President – Mike Wittmer

Vice President – Jeff Lencke

Treasurer – Bev Fuller

Secretary – Becky Griffith

Issue passed – Officers and Committee members would pay half annual dues

New Architectural Committee: Debbie Jones, Bridget Balzarano, Kim Burns

Website – Kim Hildebrand

Mike Wittmer now opened up the meeting to questions and discussions:

- Safety issues: keep lightposts on and watch out for neighbors
- In May cars were broken into and stereos were stolen on Idaho falls and in neighborhood
- Use Facebook page to share info. It is a great tool and a great informal way for us to communicate.
- One resident recommended purchasing security cameras. They are available on Amazon for \$100.
- Resident asked about trash haulers coming on multiple days
- Resident asked about negotiating a deal with one trash company. Will look into, but didn't seem feasible.
- Storm drain on Idaho Falls blocked off with caution tape. City will handle erosion and storm drain fixes.
- Residents are having mail delivery issues. A few HOA committee members will discuss this with our mail carrier.
- Resident asked how we can reduce speeding on Niagara, unsafe for homes on the bend. Will mention on website and Facebook page.

Meeting was adjourned at 8:10.