

## **Stone Falls Homeowner's Association Meeting Minutes 2/25/13**

Meeting started promptly at 8:00pm

Sign-up sheets passed out

Mike Witmer introduced himself and reviewed agenda

Introduction of all committee members

Jeff Lencke recapped positive feedback from homeowners

Kim Hildebrand provided website update and decided that there is enough interest to create a Facebook page for the neighborhood

Jeff Lencke introduced budget and noted it is on the website

Bev Fuller went over expenses and income. 26 unpaid homeowners and next course of action is that committee members are going to hand deliver invoices (received more dues throughout the meeting)

Mike Witmer covered Stone Falls entrance and water bill. \$10,000 includes penalties. Working with County Commissioner Mr. Koogler. We are waiting on decision from him. Principal has been paid. Greene County has been charging us 7.5% compounded rate. We have not been receiving a bill as the previous president cancelled previous PO Box. Irrigation meter is what has caused high bill and late fees. Water dept is willing to offer us equal payments as long as paid in full.

Determined that all homeowners must be paid by Mar 31,2013

After April 15<sup>th</sup>, 2013 lien will placed on unpaid property and homeowners will be charged a 10% late fee

Architectural committee update:

- make sure your painting is in good shape.
- each post lamp on each property is to be functioning and lit each night.
- mailboxes should be in good condition
- any updates to properties must be approved by architectural committees.
- no trailers/campers in driveways for long-term storage

## Waterfall updates...

- Both water wells have been cleaned out by them and they will be leveling the dirt area in front of the falls (tore up during street light installation) and putting down aggregate stone. Permanent fix!

-received one bid on landscaping. Waiting on another.

-considering rubber mulch for the top

-reviewed Watson's recommendations for long-term fix of waterfall. 1 year warranty with rubber liner and working year-round. Watson's believes we may get 10-15 years from this recommendation. Watson bid \$8000. Was suggested that we get additional bids for waterfall.

Took head count – 32 homes represented + 7 proxy forms for total of 39 (preliminary count)

Recount showed 41 homeowners in attendance

Vote taken that SFOA Trustees and officers must own a home and live in Stone Falls. – passed unanimous resolution

Vote taken to deed over easement property behind lot 133, 2925 White Water Ct. to homeowner of 2925 White Water Ct. – passed unanimous resolution