

**StoneBridge Village POA Meeting**  
**January 22, 2018**  
**5:30 p.m. Lake Room**

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

**The meeting was called to order at 5:30 pm**

**Approval of Minutes**

The minutes from November 27, 2017 approved as presented.

**GM Report-**

GM Hasler commended SBV maintenance crew for the handling of the recent winter storm. Progress on completing the 2018 budget and will be submitted to Finance Committee next month. POA plans to man the East Gate 7 days a week, 16 hours a day, and speed bumps will be removed once the East Gate is manned. Energy audit predicts 68% of energy cost with a total investment of \$3,000.00 and will see a return on investment by August 2018. POA maintenance has moved forward with replacing to LED fixtures throughout the Clubhouse and maintenance building. POA will be implementing swipe fees for credit use to help offset charges. Collection with timeshares is still currently in legal.

Food & Beverage –F & B Director Randall Cheramie report given. Proposal to close grille Monday and Tuesday during the winter months.

Denise Yarbrough – Activities report given.

Bill Stuart - Commons Area Superintendent report given and request to change main thoroughfare at Vining Meadows and Weatherstone Way as there is a safety concern during winter weather.

*1<sup>st</sup> & 2<sup>nd</sup> motion with unanimous decision to approve project.*

Jim Pyle - Golf Course Superintendent no report given.

Tom Tungseth – Amenities Superintendent report given by GM Hasler.

Phillip Drips - Pro Shop Manager report given.

**Golf Committee –**

- No report given.

**ACC (Architectural Control Committee) – GM Hasler**

- Approval given for rock replacement for existing mulch. Approval for a home run golf repair business with no impact to traffic. Issue discussed of complaints that a siding color was not approved for construction at Lot 11 CedarGlade. Committee viewed presented colors and the approved color Iron Gray was used. Committee will look at not allowing the color to be used in the future.

**Finance Committee – Tom Muraski**

- Net profit of 2017 \$5000.00. Common areas up as expected, expenses up but primarily in security. Golf has \$163,000.00 loss which is \$10,000.00 better than 2016. Food & Beverage net loss is \$186,000.00 bringing that down \$55,000.00 from 2016 and

projecting to make that back this year. Balance sheet received increase with the timeshare issue. Payables are consistent, cash down from 2016 and we are looking at ways to fund for coming years. 2018 budget projects for a positive year

Treasurer Loren Lund added that the financials statements are not finalized yet.

### **Open Forum**

Mrs. Minton inquired as to where the block captains and volunteer upcoming meetings will be. Would also like to know that if the stilt house owners are allowed to leave trash everywhere are others owners allowed as well? Also, would like to know if ducks are allowed to be pets. Secretary, LaNora Kay stated that volunteer meeting has not happen due to scheduling. GM Hasler explained that the ACC discussed the duck situation and they are considered a pet. Trash situation can be sent violation and fined. Board will review the situation again.

### **Old Business**

1. Pavilion pool has been poured, fencing to be installed and should be operational by Memorial Day. We currently have spent \$150,000.00 and have \$50,000.00 additional.
2. DNR safety council voted to move issue to the Attorney General's office for review.
3. GM Hasler explained that currently GPS directs travelers to the East or Keystone gates. There are handouts on the back table to help owners report that this is incorrect. The more reports they receive assists in GPS correction.

### **New Business**

1. Annual Golf proposed rates for 2018-2019 \$2250.00 single and \$2975.00 family, timeshare \$2900.00 single and \$3650.00 family. 2018 proposed per round golf rates for public \$109.00 and owners \$54.00.  
*1<sup>st</sup> and 2<sup>nd</sup> with a unanimous decision to approve rate increase.*
2. Missouri American Water has proposed rate change and will host hearing on February 1. Mr. Dan Ward has written a letter for the owners to send to the PSC and will try and contact local medial for coverage. Board request that the letter be forwarded to the POA and sent to the ownership.

Adjournment – 6:45 p.m.

---

LaNora Kay  
Secretary

---

Sam Rodehaver  
President