



Stone Ridge
Phase 1, HOA, Inc.
P. O. Box 1574
Navasota, Texas 77868

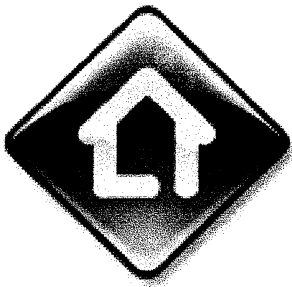
**MEETING OF THE BOARD OF DIRECTORS
OF STONE RIDGE, PHASE I, HOA, INC.
Tuesday, April 18, 2017 @ 6:00pm
Navasota ISD Education Building-Board Room, Navasota, TX 77868
705 E. Washington Avenue
Agenda**

- I. Call to Order
- II. Remarks from Residents: Any resident may address the board on any matter. Please limit remarks to 3 minutes. The board will place any comment not specific to this agenda on future agendas. Please note residents must be in good standing with the HOA in order to provide comments.
- III. Consent Agenda
 - a. Approval of the Last Board of Directors Meeting's Minutes
 - b. President's report
 - i. Update on mailbox system
 - ii. Update on Recreation Area
 - iii. Update on violations around the community
 1. Include discussion about lawsuits filled with small claims court.
 2. Include discussion on increasing fines for residents who have multiple violations.
 - iv. Discussion on violation letters.
 - v. Discussion to be held on potential name change of Stone Ridge, Phase 1, HOA Inc.
 - vi. Discussion on potential financial records for Phase 2 and possible implications for second phase.
 - c. Treasurer's report
 - i. Report balance of checking account.
 - ii. Review bills paid and statements.
 - iii. Aging Report Information
- IV. Action Items
 - a. Discuss and possible action to recall Resolution B-2016-0003, which was authorization for the board to increase to 5 people.
 - b. Discuss and take possible action to authorize a new management company to issue and track violations.
 - c. Discussion and action to accept current financials.
 - d. Discussion on 2017 Budget.
- V. Adjourn

Management Report

Stone Ridge, Phase I, HOA, Inc.

For the period ended December 31, 2017



Prepared on

April 17, 2017

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Profit and Loss

January - December 2017

	Total
INCOME	
40000 Annual Maintenance Assessment	18,744.00
41000 Finance Charge Income	818.40
42000 Transfer Fee	300.00
44000 Violation Fees	210.00
Services	100.00
Total Income	20,172.40
GROSS PROFIT	20,172.40
EXPENSES	
60300 Bank Charges	15.00
60600 Insurance	1,715.00
60700 Interest	7.14
63700 Landscaping and Groundskeeping	1,802.00
64900 Office Supplies	788.70
66500 Postage and Delivery	34.91
66700 Professional Fees	150.00
67200 Repairs and Maintenance	101.46
68600 Utilities	404.87
Advertising/Website	106.96
Late Fees	51.00
Uncategorized Expense	2.00
Total Expenses	5,179.04
NET OPERATING INCOME	14,993.36
OTHER EXPENSES	
Discounts	-52.18
Total Other Expenses	-52.18
NET OTHER INCOME	52.18
NET INCOME	\$15,045.54

Balance Sheet

As of December 31, 2017

	Total
ASSETS	
Current Assets	
Bank Accounts	
Citizens State Bank	9,991.40
Total Bank Accounts	9,991.40
Accounts Receivable	
11000 Accounts Receivable	9,617.87
Total Accounts Receivable	9,617.87
Total Current Assets	19,609.27
TOTAL ASSETS	\$19,609.27
LIABILITIES AND EQUITY	
Liabilities	
Total Liabilities	
Equity	
32000 Retained Earnings	4,563.73
Net Income	15,045.54
Total Equity	19,609.27
TOTAL LIABILITIES AND EQUITY	\$19,609.27

Stone Ridge, Phase I, HOA, Inc.

EXPENSES BY VENDOR SUMMARY

January 2017

	TOTAL
American Express	773.89
City of Navasota	156.01
JJ Brak	25.00
Mid-South Synergy	107.00
Miller Agency	1,715.00
Turner Pierce & Fultz, Inc.	11.90
Your Friendly Lawn Service	585.00
TOTAL	\$3,373.80

Stone Ridge, Phase I, HOA, Inc.

EXPENSES BY VENDOR SUMMARY

December 2016

	TOTAL
BVPM/Century 21	900.00
City of Navasota	13.93
Kathy Little	300.00
Your Friendly Lawn Service	585.00
TOTAL	\$1,798.93

Stone Ridge, Phase I, HOA, Inc.

EXPENSES BY VENDOR SUMMARY

November 2016

	TOTAL
American Express	12.06
City of Navasota	172.18
Grimes County Appraisal District	90.15
Kathy Little	150.00
Mid-South Synergy	56.70
Your Friendly Lawn Service	585.00
TOTAL	\$1,066.09

Stone Ridge, Phase I, HOA, Inc.

EXPENSES BY VENDOR SUMMARY

February 2017

	TOTAL
American Express	99.81
Camp Allen	34.91
City of Navasota	73.93
Kathy Little	150.00
Mid-South Synergy	54.00
Precision Printing	13.10
Turner Pierce & Fultz, Inc.	54.18
Your Friendly Lawn Service	1,217.00
TOTAL	\$1,696.93

Stone Ridge, Phase I, HOA, Inc.

EXPENSES BY VENDOR SUMMARY

March 2017

	TOTAL
City of Navasota	13.93
Precision Printing	14.82
Turner Pierce & Fultz, Inc.	10.38
TOTAL	\$39.13

Stone Ridge, Phase I, HOA, Inc.

A/R AGING SUMMARY

As of April 17, 2017

	CURRENT	1 - 30	31 - 60	61 - 90	91 AND OVER	TOTAL
Beaston, Jeremy M (Lot 19)				290.40	364.80	\$655.20
Bedell, Tommy L (Lot 66)				260.40	170.40	\$430.80
Bohack, David A (Lot 28)				290.40	460.80	\$751.20
Brunnet, Tina L (Lot 65)				290.40	289.80	\$580.20
De La Fuente, Ivanhoe (Lot 60)				290.40		\$290.40
Dorn, Tye & Courtney (Lot 26)				290.40	-9.60	\$280.80
Garcia, Victor (Lot 9)				290.40	240.86	\$531.26
Garza, Alex & Jennifer (Lot 67)				290.40		\$290.40
Hall, Lance & Tracey (Lot 38)				290.40		\$290.40
Herrera, Max (Lot 6)				290.40	290.40	\$580.80
Hudspeth, Melody (Lot 45)				26.40		\$26.40
Jarvis, Jody E (Lot 35)				-1.00		\$ -1.00
Leman, William & Catherine (Lot 4)				290.40		\$290.40
Martinez, Steven & Alecia (Lot 64)				290.40	-3.60	\$286.80
McFarland, David & Brenda (Lot 43)				290.40		\$290.40
Murphy, Brian & Jessica (Lot 69)				-16.00		\$ -16.00
Parker, Jeffery & Rebekah (Lot 54)				232.09	-232.09	\$0.00
Piper, Robert & Stephanie (Lot 18)				290.40		\$290.40
Prescott, Michael S. (Lot 10)				290.40	290.40	\$580.80
Robinson, Cheryl A (Lot 17)			145.00	410.40	573.61	\$1,129.01
Seelke, Thomas & Ashley (Lot 68)				290.40		\$290.40
Soberon, Miguel (Lot 49)				290.40	580.80	\$871.20
Vickers, Michael & Erica (Lot 13)				26.40		\$26.40
Wellborn, Eric & Mendi (Lot 48)				290.40	580.80	\$871.20
TOTAL	\$0.00	\$0.00	\$145.00	\$5,875.49	\$3,597.38	\$9,617.87



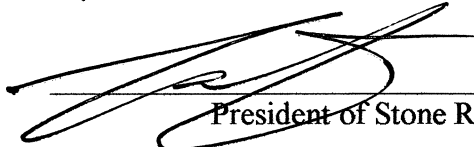
Stone Ridge
Phase 1, HOA, Inc.
P. O. Box 1574
Navasota, Texas 77868

B-2016-0003

Whereas, the bylaws of Stone Ridge, Phase 1, HOA, Inc. Section B2 authorize the board of directors to increase the number of board members, and

Whereas the board of directors met on July 19, 2016 and voted unanimously to increase the number of board members to 5, adding 2 at large positions.

Accepted and approved on this the 19 day of July 2016 by:



President of Stone Ridge



Stone Ridge
Phase 1, HOA, Inc.
P. O. Box 1574
Navasota, Texas 77868

B-2017-0001

Whereas, the bylaws of Stone Ridge, Phase 1, HOA, Inc. Section B2 authorize the board of directors to increase the number of board members, and

Whereas, the board of directors met on July 19, 2016 and voted unanimously to increase the number of board members to 5, adding 2 at large positions.

Whereas, the board of directors met on April 18, 2017 and has decided that the community is not large enough to sustain a 5 member panel.

Whereas, at such time as needed and the board may opt to increase the board as needed.

It is therefore ordered and decreed that the Stone Ridge HOA board will consist of 3 board members 1) President, 2) Vice-President, and 3) Secretary/Treasurer.

Accepted and approved on this the _____ day of _____ 2017 by:

President of Stone Ridge

Waiver of Notice and Consent

Resolved, that the undersigned, being all of the members of the Board of Directors of Stone Ridge, Phase 1, HOA, Inc., do hereby waive notice of the time and place of the meeting for April 18, 2017.

Josh M. Fultz
Date signed: _____

Richard Brinegar
Date signed: _____

Daniel Fritz
Date signed: _____

Sarah Oldham
Date signed: _____

Lance Hall
Date signed: _____

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

January 2017

	JAN 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	18,186.92	\$18,186.92
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	100.00	\$100.00
Services	50.00	\$50.00
Total Income	\$18,336.92	\$18,336.92
GROSS PROFIT	\$18,336.92	\$18,336.92
EXPENSES		
60600 Insurance	1,790.81	\$1,790.81
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	100.00	\$100.00
66500 Postage and Delivery	150.00	\$150.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	0.00	\$0.00
67201 New Rec Area	2,000.00	\$2,000.00
Total 67200 Repairs and Maintenance	2,000.00	\$2,000.00
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	115.00	\$115.00
Total Expenses	\$5,190.81	\$5,190.81
NET OPERATING INCOME	\$13,146.11	\$13,146.11
NET INCOME	\$13,146.11	\$13,146.11

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

February 2017

	FEB 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	0.00	\$0.00
41000 Finance Charge Income	686.40	\$686.40
42000 Transfer Fee	0.00	\$0.00
Services	50.00	\$50.00
Total Income	\$736.40	\$736.40
GROSS PROFIT	\$736.40	\$736.40
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	100.00	\$100.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	31.90	\$31.90
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	31.90	\$31.90
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	115.00	\$115.00
Total Expenses	\$1,281.90	\$1,281.90
NET OPERATING INCOME	\$ -545.50	\$ -545.50
NET INCOME	\$ -545.50	\$ -545.50

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

March 2017

	MAR 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	0.00	\$0.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	0.00	\$0.00
Services	0.00	\$0.00
Total Income	\$0.00	\$0.00
GROSS PROFIT	\$0.00	\$0.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	100.00	\$100.00
66500 Postage and Delivery	49.00	\$49.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	15.14	\$15.14
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	15.14	\$15.14
68000 Taxes - Property	97.15	\$97.15
68600 Utilities	115.00	\$115.00
Total Expenses	\$1,411.29	\$1,411.29
NET OPERATING INCOME	\$ -1,411.29	\$ -1,411.29
NET INCOME	\$ -1,411.29	\$ -1,411.29

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

April 2017

	APR 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	31.91	\$31.91
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	0.00	\$0.00
Services	0.00	\$0.00
Total Income	\$31.91	\$31.91
GROSS PROFIT	\$31.91	\$31.91
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	100.00	\$100.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	15.00	\$15.00
67200 Repairs and Maintenance	0.00	\$0.00
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	0.00	\$0.00
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	115.00	\$115.00
Total Expenses	\$1,265.00	\$1,265.00
NET OPERATING INCOME	\$ -1,233.09	\$ -1,233.09
NET INCOME	\$ -1,233.09	\$ -1,233.09

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

May 2017

	MAY 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	264.00	\$264.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	0.00	\$0.00
Services	100.00	\$100.00
Total Income	\$364.00	\$364.00
GROSS PROFIT	\$364.00	\$364.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	50.00	\$50.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	0.00	\$0.00
67201 New Rec Area	150.00	\$150.00
Total 67200 Repairs and Maintenance	150.00	\$150.00
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	125.00	\$125.00
Total Expenses	\$1,360.00	\$1,360.00
NET OPERATING INCOME	\$ -996.00	\$ -996.00
NET INCOME	\$ -996.00	\$ -996.00

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

June 2017

	JUN 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	264.00	\$264.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	0.00	\$0.00
Services	0.00	\$0.00
Total Income	\$264.00	\$264.00
GROSS PROFIT	\$264.00	\$264.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	150.00	\$150.00
66500 Postage and Delivery	100.00	\$100.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	638.69	\$638.69
67201 New Rec Area	150.00	\$150.00
Total 67200 Repairs and Maintenance	788.69	\$788.69
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	125.00	\$125.00
Total Expenses	\$2,198.69	\$2,198.69
NET OPERATING INCOME	\$ -1,934.69	\$ -1,934.69
NET INCOME	\$ -1,934.69	\$ -1,934.69

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

July 2017

	JUL 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	0.00	\$0.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	100.00	\$100.00
Services	100.00	\$100.00
Total Income	\$200.00	\$200.00
GROSS PROFIT	\$200.00	\$200.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	50.00	\$50.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	15.00	\$15.00
67200 Repairs and Maintenance	96.00	\$96.00
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	96.00	\$96.00
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	125.00	\$125.00
Total Expenses	\$1,321.00	\$1,321.00
NET OPERATING INCOME	\$ -1,121.00	\$ -1,121.00
NET INCOME	\$ -1,121.00	\$ -1,121.00

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

December 2017

	DEC 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	0.00	\$0.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	0.00	\$0.00
Services	0.00	\$0.00
Total Income	\$0.00	\$0.00
GROSS PROFIT	\$0.00	\$0.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	50.00	\$50.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	0.00	\$0.00
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	0.00	\$0.00
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	125.00	\$125.00
Total Expenses	\$1,210.00	\$1,210.00
NET OPERATING INCOME	\$ -1,210.00	\$ -1,210.00
NET INCOME	\$ -1,210.00	\$ -1,210.00

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

November 2017

	NOV 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	0.00	\$0.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	0.00	\$0.00
Services	0.00	\$0.00
Total Income	\$0.00	\$0.00
GROSS PROFIT	\$0.00	\$0.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	50.00	\$50.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	15.14	\$15.14
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	15.14	\$15.14
68000 Taxes - Property	2.70	\$2.70
68600 Utilities	125.00	\$125.00
Total Expenses	\$1,227.84	\$1,227.84
NET OPERATING INCOME	\$ -1,227.84	\$ -1,227.84
NET INCOME	\$ -1,227.84	\$ -1,227.84

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

October 2017

	OCT 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	0.00	\$0.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	0.00	\$0.00
Services	0.00	\$0.00
Total Income	\$0.00	\$0.00
GROSS PROFIT	\$0.00	\$0.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	50.00	\$50.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	0.00	\$0.00
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	0.00	\$0.00
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	200.00	\$200.00
Total Expenses	\$1,285.00	\$1,285.00
NET OPERATING INCOME	\$ -1,285.00	\$ -1,285.00
NET INCOME	\$ -1,285.00	\$ -1,285.00

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

September 2017

	SEP 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	0.00	\$0.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	0.00	\$0.00
Services	0.00	\$0.00
Total Income	\$0.00	\$0.00
GROSS PROFIT	\$0.00	\$0.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	50.00	\$50.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	0.00	\$0.00
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	0.00	\$0.00
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	200.00	\$200.00
Total Expenses	\$1,285.00	\$1,285.00
NET OPERATING INCOME	\$ -1,285.00	\$ -1,285.00
NET INCOME	\$ -1,285.00	\$ -1,285.00

Stone Ridge, Phase I, HOA, Inc.

BUDGET OVERVIEW: FY2017 - FY17 P&L

August 2017

	AUG 2017	TOTAL
INCOME		
40000 Annual Maintenance Assessment	0.00	\$0.00
41000 Finance Charge Income	0.00	\$0.00
42000 Transfer Fee	100.00	\$100.00
Services	100.00	\$100.00
Total Income	\$200.00	\$200.00
GROSS PROFIT	\$200.00	\$200.00
EXPENSES		
60600 Insurance	0.00	\$0.00
63700 Landscaping and Groundskeeping	585.00	\$585.00
63750 Management Fee	300.00	\$300.00
64900 Office Supplies	50.00	\$50.00
66500 Postage and Delivery	0.00	\$0.00
66700 Professional Fees	150.00	\$150.00
67100 Rent Expense	0.00	\$0.00
67200 Repairs and Maintenance	0.00	\$0.00
67201 New Rec Area	0.00	\$0.00
Total 67200 Repairs and Maintenance	0.00	\$0.00
68000 Taxes - Property	0.00	\$0.00
68600 Utilities	200.00	\$200.00
Total Expenses	\$1,285.00	\$1,285.00
NET OPERATING INCOME	\$ -1,085.00	\$ -1,085.00
NET INCOME	\$ -1,085.00	\$ -1,085.00



Stone Ridge
Phase 1, HOA, Inc.
P. O. Box 1574
Navasota, Texas 77868

B-2017-0002

Whereas, the bylaws of Stone Ridge, Phase 1, HOA, Inc. allows Stone Ridge, Phase 1, HOA, Inc. to hire a property management company to serve the community,

Whereas, the board of directors met on April 18, 2017 and voted unanimously that a property management company should be hired to oversee the violations and fining of residents,

Whereas, the property management company applied for position,

Whereas, there is no foreseen conflict with the property company

It is therefore ordered and decreed Stone Ridge, Phase 1, HOA, Inc. enter into a 12 month contract with YoLanda Fultz to provide property management services to the HOA. The agreement will renew month to month after the original 12 months is up effective this date.

Accepted and approved on this the _____ day of _____ 2017 by:

President of Stone Ridge



Stone Ridge
Phase 1, HOA, Inc.
P. O. Box 1574
Navasota, Texas 77868

Goals

- 1) Finalize the mailbox system including trashcan, electricity, parcel box, and sprinkler system.
- 2) Prepare the foundation on the recreation area to be a smooth service.
- 3) Work to obtain a basketball goal and have installed on new foundation in recreation area.
- 4) Install at least 2 park benches in the recreation area.
- 5) Obtain stop signs for Boulder Dr. and Stone Ridge Dr.
- 6) Completely catch up on all past dues payments.
- 7) Complete the median project.
- 8) Purchase a sign for the first column that states "HOA Enforced".
- 9)