

**StoneBridge Village POA Special Meeting
June 30, 2017
8:30 a.m. Par Room**

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

The meeting was called to order at 8:30 a.m.

Open Forum-(all questions answered by John Stauffer unless otherwise noted)

Q-Have environmental studies on the impact of roads been done? What agreement can be done to back-up his words.

A-No studies done currently, those were done at the beginning of proposed development.

Q-If you can build single family why the change for COA?

A-To provide single family with maintenance free.

Q-Is this land apart of StoneBridge Village and if not, will they have separate access?

A-He does have separate access from Keystone Road to his property. He does not want a separate entrance as he would like this area to be a part of StoneBridge Village and to be dues paying property. The land is currently not apart of StoneBridge Village. Spoke in concerns to an already established access agreement between StoneBridge Village and Arvest.

Q-Are there any Board members or StoneBridge Village employees that are investors in Branson Golf and Lake? The perception feels like the meeting was scheduled to be pushed through before the next Board meeting.

A-John Stauffer himself is owner and StoneBridge Village board member. There are no other Board members or any StoneBridge Village employees that are investors.

Q-In the past land does not have to be voted into StoneBridge Village.

A-GM Hasler did explain that undeveloped properties that do not belong in SBV are not a part of the village automatically and must be properly conveyed through county documents.

Q-Owners state that Nightly Rental is taxing our amenities and feels that unless assurance that nightly rental won't exist this should not be approved.

A-R3 zone according to county allows for nightly rental.

Q-Are you the developer? There is a conflict of interest as a Board member and should recuse himself and believes the Board should vote to remove John Stauffer. Also stated that Mountain View white gravel and Fairways look like government housing.

A-By default from purchasing Arvest land he is the developer and been given declarant rights. ***(President Sam Rodehaver explained that the Board of Directors does not recognize John Stauffer as developer or that he obtains declarant rights.)***

Statement from home owner that there are currently to many COA's and the re-zone needs to be stopped.

Statement made by owner that there is a rule within the Rules and Regulations that single family homes are not allowed to Nightly Rental.

Statement from owner that area in question needs to be clarified since it is not all phase 11 and the county letter states Forest Lake Drive. It will increase traffic and although John Stauffer states not nightly rental can he guarantee since R3 is allowed. Lack of prior knowledge gives the perception that it is a rush. This should be a priority for all owners and not financial gain of 1 board member.

Statement from owner that when they purchased they anticipated development but didn't expect nightly rentals to increase in development.

Q-Asked each Board members opinion on the matter? He also stated he did not know that there was a developer or developer rights. ***(President Sam Rodehaver explained that the Board of Directors does not recognize John Stauffer as developer or that he obtains declarant rights.)***

Encouraged the Board of Directors to have a long-range plan and published for the owners.

Request that the minutes be added to the newsletter.

1. John Cooper responded that it is his job to represent all owners. He is working on limited information as he is newly elected but does not want more nightly rental. His vote will represent the owners.
2. Ron Williams is not in favor of more nightly rental or R3 zoning.
3. Bill Riley is not in favor of more nightly rental however this should not be a witch hunt but the question of whether we bring into StoneBridge Village.
4. Sam Rodehaver explained the ownership voted for the Board of Directors to control the addition of property and the Board of Directors does not recognize John Stauffer as a developer. He is not in favor of more nightly rentals.
5. Loren Lund stated that there is no one recognized as a developer. Lenders foreclosed on properties and cannot assign developer rights, we have legally fought this item and will continue. We recognize that he is a builder, single family homes according to our Rules and Regulations are not allowed to nightly rental.
6. LaNora Kay knows that all property owners love StoneBridge. Encourages more involvement, we shouldn't have to wait to have an issue to bring everyone together. Believes that John Stauffer is not a conflict and that the county letter caught everyone off guard. Thinks the concept of what he has proposed to build is a great concept. Explained that nightly rental is not only R3 and that amenities are over taxed. We need more homeowners to financially support the village. Bringing this land into the village will bring more dues along with amenities specific for that area. Spoke concerning property values increasing with John Stauffer's property sales from projects recently built.

Owner believes the Board of Directors is very interested in what the homeowners want. Concerned about nightly rentals with multiple people that only pay one dues and they are a commercial endeavor. There is nothing specific about nightly rental outside of single family and would not like to have the re-zone.

Owner stated that owners need to convey what they feel to Planning and Zoning.

Owner believes there is a conflict of interest as when she took a paid position for StoneBridge Village she was asked to resign from the Board of Directors.

Owner felt that there are very few houses and too many roads to maintain.

Owner stated most roads are not complete to address future construction. If John Stauffer built 100 homes their going to want their roads paid to be maintained.

Owner stated that Stone County will make decision on re-zone and that Covenants state no nightly rental but the COA covenants state different.

Owner stated he is against R3 zone, against that there are no building codes and the Fire Marshall is not a building inspector. New home construction will never equal the amount of a home previously built. He will find out if Mountain View is zoned R3 or R2. Upset that there are no firewalls in his current home. Irrigation system has never worked and has to pay water bill to neighbor. Served on ACC for a year and had to resign due to Rules and Regulations not being followed. R3 zoning will open an unlimited Pandora's box.

Q-Not familiar with Fairways but heard that they unit John Stauffer built does not match aesthetically. Concerned that R3 designation will allow him to build Fairways style in Phase 11. A-Purchased the Fairways land in foreclosure and was not part of the COA when purchased. Built as close to the other units, removed garages match color, siding, roof as close to existing as he could. In regards to the Phase 11 the lots are not large enough to build Fairways style.

Owner since 1998 and has heard lot of concerns but no responses. Suggestion that concerns need to be written to the Board of Directors so they retain them.

Owner stated there is a petition and encouraged everyone to sign and then can be taken to the Planning and Zoning meeting as well as everyone be present.

Q-Requested clarification of building plans? What is the impact of 60 units if sold? In an area tornado prone how would people get out?

A-Homes will be up to 4 bedrooms and single story. No impact study other than what was originally done when StoneBridge was developed.

Owner stated that the Planning and Zoning are looking for a Commissioner for anyone interested.

Q-Question asked about current security and if they can handle the increase.

A-(GM Bill Hasler) Security plan will be discussed at the Board meeting on July 20, 2017.

Q-How will building smaller home help resale?

A-Smaller homes will not bring property values down.

Special Meeting

John Stauffer introduced his plan for the rezoning of Phase 11. Explained that Mountain View is currently zoned R3, he has purchased remaining lots and built 4 new units. Arvest contacted him about purchasing remaining Arvest land which is currently zoned agriculture. He would like to build a maintenance free community in Phase 11. COA dues would maintain the COA amenities and maintenance. He will be building single family dwellings but within a COA allowing for maintenance free properties. He will not be building condominiums or duplexes in this area. He would like to build pool, nature trail and clubhouse specifically for this COA. Explained the existing properties he has built are built up to Branson building codes. The potential homes will be no larger than 4 bedrooms and 1600-1700 square feet.

Adjournment – 11:11 a.m.

The Board proceeded into executive session.

LaNora Kay
Secretary

Sam Rodehaver
President