

Stone Falls Home Owners Association

Annual Meeting Minutes

Sunday, August 14th, 2022 7:00 pm

University Baptist East

1. Introductions
 - a. Explanation of who may attend and vote at these meetings.
 - i. All residents may attend.
 - ii. Only home owners (not renters) may vote.
 - b. Collection of Proxy Forms
 - i. One was collected.
 - c. Introduction of Board Members.
2. Financial Report
 - a. Current Finances
 - i. \$9914 in current assets.
 - ii. See separate financial documents.
 - b. Outstanding dues and what is done to collect them.
 - i. Met with our attorney and letters are being sent to inform those with outstanding dues that if they are not paid by a specific date that liens will put on the property. We have 156 homes in our HOA. There are less than ten that are not current on dues.
3. Fountain Update
 - a. Lighting
 - i. Essential Lighting provides our lighting services.
 - ii. We had some issues with lighting wiring so lights were out while troubleshooting, but all is back up and working now.
 - b. Pumps
 - i. Pumps have been consistently clogging and breaking. Myers Landscaping provides our landscaping services for the fountain area. They recently tried using pumps that pulverize debris. This is working much better and should be a longer lasting fix.
 - c. Auto fill
 - i. Auto fill is not currently working, so as water evaporates out in the heat we have to manually turn on the fill.
 - d. Foundation problems
 - i. The fountain is now almost 25 years old. It was built with limestone. As groundwater seeps into the stone, the stone cracks and sheers off the fountain. We have patches as much as possible. The fountain has reached end of life and anytime will break apart irreparably. We try to seal the fountain to elongate it's lifespan, but the five year sealant is only lasting a year and costs \$5000 per application.

- e. Proposals for long term solutions
 - f. Something will need to be done in the next one to three years. We have three proposals. Any proposal will begin with the demolition of the current fountain as it will need to be demoed when it falls in on itself no matter what. This will likely cost between \$10,000 and \$15,000. As we keep around \$10,000 in our accounts at any given time to keep up with general operating expenses and any unforeseen repairs, we do not have enough money at the current dues rate to cover the expense of demoing and replacing the fountain. Dues will need to raise.
 - g. First option is to demo the fountain and replace it with a similar fountain made out of a hardier material.
 - h. Second option is to demo the fountain and replace it with a lesser water option. So still running water, but not as difficult to upkeep.
 - i. Third option is to demo the fountain and replace it with a stone/lighting option with no running water.
 - j. We had a vote to determine which options members preferred. There were no votes for the similar replacement, 26 votes for the lesser water option, and 14 votes for the no water option. We will proceed to work towards price comparisons for the lesser and no water options before a final decision is voted upon.
 - k. We want to raise the money to follow through with any plan we decide on prior to starting it. We also do not the exact time the current fountain has left. It was proposed that we raise dues starting this coming year to build up our account to absorb this expense before it is an emergency and dues have to be raised by much more and more quickly. \$150 and \$200 were discussed. A vote was held and three voted for \$150 and 37 voted for \$200. Dues next year will be raised to \$200. Once this money is obtained to cover the cost of this project and keep our operating funds at \$10,000, dues will once again be lowered to the lowest possible threshold to keep us running.
 - l. We use Joe's Landscaping for our Christmas lights. This costs around \$1000 a year. It was asked if the membership wanted to continue this tradition every year going forward. 95% or more voted yes, so we will keep doing this.
4. Elections
- a. All board members offered to step down should anyone else be interested in serving. Nobody volunteered. The current board was then unanimously voted back in for another year.
5. Solar Panels
- a. It was proposed by a member that the clause in the bylaws banning solar panels be removed and solar panels be allowed as a more eco-friendly solution to power issues than gasoline powered generators.
 - b. This was unanimously approved when brought to a vote.
 - c. All city rules regarding solar panels must be adhered to, and as with any property improvement an application should be submitted to the HOA architectural committee for approval before work begins.

6. Mayor Stone and Councilmen Adams and Curran attended our meeting and allowed members to ask whatever questions they would like about our community.
 - a. The fiber optic installations were questioned. They explained that they have no control over public utilities. There is a public utility easement on all properties that can vary but generally extends six feet from the inside (house side) edge of the sidewalk towards the home.
 - b. Road repair. This is hampered by cost. A street levy will be on the November ballot. Major issues can be reported to the city on their website. There are 511 miles of street in the city. If utilities have trenched the street, please note that the initial patch is temporary to allow the ground time to settle. A permanent patch will be made later.
 - c. If grass is above ten inches you can complain to the city. Please note that the city will issue a warning and give the property owner time to mow. If they do not comply then the city will schedule someone to mow. This means that between a complaint and the actual mowing, some time will elapse.
 - d. All agreed we are appreciative of the cities electric aggregation program.
 - e. There was concern about the traffic problems at Aldi and Chic Fil A. It was suggested that flashing signs be put in at the business entrances to the street warning that cross traffic does not stop.
 - f. Panhandling is a legally sensitive issue, and as long as they are not in the street or impeding traffic, they are allowed to be there.
 - g. If property damage occurs by utility companies' work, a complaint can be filed to obtain repairs. This can be done online.