

**StoneBridge Village  
Property Owners Association, Inc.  
Annual Meeting Minutes  
May 18, 2017**

An annual meeting of the StoneBridge Village Property Owners Association was held on May 18, 2017, at 8:30 a.m. at LedgeStone Clubhouse Lake Room.

Present were President - Sam Rodehaver, Vice President - Larry Miller, Secretary/Treasurer - Dieter Beam, Treasurer - Loren Lund, Assistant Secretary - Bill Riley, Directors - William Hunt. POA General Manager Bill Hasler was present.

***Approval of Annual Minutes***

- A motion was made and seconded to approve the Annual Minutes for May 19, 2016 as presented.

***President's Report – Sam Rodehaver***

- GM Hasler recognized Larry Miller, Bill Hunt and Dieter Beam for their service on the Board of Directors. Jerry Swinehart and Bob Bangert for their service on the ACC Committee. Patty Fleetwood for her service on the Finance Committee. Karen Krause and Ken Gullickson for their service on the Golf Committee.

***Golf Committee Report- Jim McKenzie***

- Committee extended a formal thank to Golf Course Superintendent - Jim Pyle, staff and member volunteers who help to restore the course after this year's flooding. Committee request of the Board to include in the next year budget: convert cart path on #7 to install areas to allow drainage off the golf course and #4 install a concrete spillway.

***ACC- Virginia Zank***

- 2016-13 and 2017-8 properties have been approved for new construction. Along with new construction does bring some mess and asks for the community to be understanding of this.

***Financial Report – Loren Lund/Abacus CPAs***

- Positive bottom line for 2016 however smaller than 2015 and this is due to the split of maintenance departments creating more labor cost for new employees. Explanation that Road Reserve is built by the impact fees for new construction and the POA builds the General Reserve on a monthly basis which allows the reserve to be used wherever needed and not only restricted to the roads. 2016 ended with a strong balance sheet \$6,500,000 in equity, \$9,100,000 total asset and \$2,400,000 in debt. Abacus explained the difference between a review and audit.

***Election Report –***

3 vacancies to be filled and the new elected Board members are John Stauffer, Ron Williams and John Cooper

The Annual Meeting was adjourned at 9:05 a.m.

Respectfully submitted by: Andréa Marstall, Assistant General Manger

---

Dieter Beam  
Secretary/Treasurer

---

Sam Rodehaver  
President