

Stonebrooke Homeowners' Association  
Annual Meeting  
April 2, 2013

Meeting commenced at 7:08pm. Quorum met.

- I. Introduction of current board members
- II. President, Monte Thacker, presented the challenge of running an HOA like Stonebrooke. He mentioned discussion about a management company handling the HOA, but it would mean large increase in HOA dues. He suggested having committee chairpersons instead. He also spoke about the needs and issue of raising dues in the future in order to build capital expenditure fund. Monte will recommend increase in dues to the next board.
- III. Treasurer's Report: Jeff Stava
  - a. Reports distributed: Cash Projection, Unpaid dues report, Expenses Breakdown and Comparison
  - b. Bottom line: We are not making any major improvement purchases. We are "treading water" in order to fix things and keep things safe.
  - c. Listed out multiple needs for maintenance, repair, and replacement on equipment and structures throughout the neighborhood.
- IV. Pool Liaison: Trent Shores
  - a. No major issues.
  - b. Pool opens on Memorial Day Weekend—If weather allows, we will vote to open it on Friday. Otherwise, pool opens on Saturday.
  - c. If you need a key card, go to website and send email to request. The pool liaison will get you one.
- V. Landscape/Grounds Update—Jeff Hamilton and Harry Gordon
  - a. Trees—many lost due to weather. Spent 13K removing dead trees over the last year. We need to replace. Lawnovations will provide, plant and care for new trees. Trees are going in common areas.
    - i. 81<sup>st</sup> St entrance—Lob Lolly Pines
    - ii. Houston—west bank trees have died; replacing these trees.
    - iii. Clubhouse—trees to be planted near the basketball court
    - iv. Trees are mix of deciduous and evergreen.
  - b. Stone Cast Caps—We are replacing the stolen copper tops at the entrance with stained stone cast caps. They should be up within 2 months.
  - c. Ponds—The ponds have been a topic of major discussion. A question was raised about who is supposed to clean the trash out of the ponds. We are looking at different options, but want to be careful not to kill the natural wildlife around and in the pond. We are looking at an application program to treat/maintain the ponds and it will hopefully begin in the next few months. As for the trash, a question was asked about how we can hold the builders accountable for their trash. Jeff suggested we have a neighborhood trash pick-up day.

- d. Solicitation—There will be signs posted at all entrances that say “No outside solicitation”. Kids in neighborhood can sell.
- e. Concerns with the Lights at 81<sup>st</sup> entrance and with the pond lights. We have had issues with the construction and have replaced many lights. It continues to be an issue and is being addressed.
- f. Trash Cans around the basketball court? Where are they? We thought that they were ordered...board will check on them. Also, those who use the clubhouse need to take their trash. The new trash service will not pick it up.
- g. Neighborhood Watch—What is the status? What is happening with it? Wayne Allen was leading it; however, there seemed to be a lack of interest for block captains. He needs volunteers to help with this. Then, something can happen with it.
- h. Speeding—several emails have been sent out to neighbors.

VI. Nominations for the Board

- a. Jeff Hamilton
- b. Brian Torgerson
- c. Trent Shores
- d. Harry Gordon
- e. Jeff Fulco
- f. Don Burdick
- g. Ron Vanderslice
- h. Larry Turner

VII. Still need someone to take over clubhouse maintenance. Susannah Hamilton resigned.

VIII. New Board Members Elected

- a. Trent Shores
- b. Jeff Stava
- c. Jeff Hamilton
- d. Harry Gordon
- e. Brian Torgerson
- f. Ron Vanderslice
- g. Jeff Fulco

IX. Committees Needed:

- a. Safety/Neighborhood Watch
- b. Neighborhood Events/Social
- c. Grounds/Fixed Assets
- d. Clubhouse Reservations (see note VII)

Meeting adjourned at 8:20pm.