

Stonegate 2025 Annual Meeting

**Stonegate TX HOA, Inc – Annual Board Meeting – Agenda and Discussion**

Sunday January 5, 2025

4:00 to 6:00 PM, Home of Joey and Rory Merz at 130 St James

Board Members:

- Cindy Cullum, President
- Scott Baker, Vice President
- Mary Ann Ray, Secretary/Treasurer

ACC Chairman:

Wayne Martin, ACC Chair

Others:

- Mike Elliott: landscaping, park, fountain and all-around support
- Chris Ray: entry gate, security, misc.

**Members Present:**

**Proxies:**

Cindy & Keith Cullum	
Scott & Wana Baker	Jeffrey Kelley
Chris and Mary Ann Ray	John Steminski
Joey And Rory Merz	Michael Webb
Linda & Al Miramontes	Darin & Melissa Bjork
Steven & Kelly Starr	Andy Cowan
Rena Sims	Jeff Wishnew
Brad Bradford	Elwood Nolan and Rekia Walker
Rebecca & Matt Lacy	
Christie & Stan Hermann	
Dan & Nicole Cryer	
Jason & Nancy Fisch	
Betsy Ybarra	
David Jennings	
Gina Duncan	

**Meeting Agenda**

- **Welcome and Official Meeting Call to Order**  
The meeting was called to order at 4:10 pm by President, Cindy Cullum.
- **Approval of 2024 Meeting Minutes**  
A copy of the 2024 meeting minutes were emailed and physical copies were made available for review at this meeting.  
Christie Hermann made a motion to approve meeting minutes. Scott Baker seconded the motion. Motion voted on and approved.
- **Review of 2024 Projects**  
Cindy Cullum presented a review of the 2024 projects.
  - In the fall, there was work done at the park. New playground mulch was installed. Also, sod and bendaboard were installed to help alleviate some of the erosion that has been occurring.

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- Multiple downed trees were removed after the storm.
- National Night Out was held on October 1<sup>st</sup>. We had a total of 45 guests. The City Manager and a Lucas Council member attended.
- **Report from Scott Baker – Covenants Enforcement, Drainage, Other**
  - Enforcements – review of process and general discussion.
  - The board has engaged a legal firm to collect funds of more than \$10K from a resident that has many years of dues, assessments, late fees and unpaid interest. A lien against said homeowners' property was filed by the board a few years ago with no response. The board developed a payment plan. Our legal firm sent that plan to the resident's attorney. After 6 weeks with no response, a new intent to foreclose was sent (Dec 3, 2024.) A 2<sup>nd</sup> notice will be sent in February. If there is no response, then a 3<sup>rd</sup> notice will be sent to lien holder and homeowner. This notice will then lead to the foreclosure of the resident's property. This legal process is being paid for by the HOA but will be recouped at the time of the foreclosure/sale of the property.
- **Report from Wayne Martin – ACC**
  - The following projects were sent to the committee:
    - Fire pit project
    - Exterior reconstruction project
    - Garage addition
    - Accessory dwelling unit
    - Pool
    - Generator
  - All have been approved.
- **Report from Mike Elliot – Landscaping, Fountain, Other**
  - Subdivision enhancement:
    - Sprinklers – new controllers are working well. There were a few broken sprinkler heads that had to be repaired. The berm had more issues that needed addressing.
    - Fountain working fine – leaves will be cleaned up.
    - Gazebo in good shape
    - Trees – need to cut down diseased ones along berm and a large dead pecan in park. This will be accomplished early in the year. Al Miramontes stated that the company hired should do more to remove stumps. Mike stated that there are additional costs for stump grinding but he would look into it.
    - David Jennings stated that homeowners should be able to plant their own trees back along the berm. It may be unsightly if not consistent – especially with potential erosion.
    - The back area of the neighborhood (along the creek line) has easement issues due to erosion. Residents along this area have been paying for the maintenance themselves.
- **Report from Chris Ray – Front Gate and Security**
  - Gate status and comments
    - The keypad on the console has been replaced. You should not have any more issues with the # sign.
    - There are still occasional power issues with the keypad doesn't work and needs to be rebooted. There is not a vendor solution for this.
  - Security, cameras effort

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- Cameras are working as expected. Better quality cameras are available to view longer distances and provide clearer views of license plates. We are limited with our current internet quality for these cameras.
  - We had a non-resident enter the neighborhood through the exit gate. The gate started closing on the vehicle causing substantial damage. Their insurance company has tried to collect payment from the HOA for damages. We have denied liability and refused to pay. It is important for everyone to know that there are no sensors on the inside of that to keep it from closing on a car coming in the wrong direction. It is intended to be an EXIT only.
  - Because of the accident, Chris had Access Systems review our sensor placements. To avoid further issues, it has been recommended that additional loop sensors be installed. The initial estimate for the loop sensor installation is approximately \$5,200.
  - We have security footage of a driver coming into the neighborhood and hitting one of the bollards when trying to access the keypad. This is exactly what the bollards are supposed to do. It is protecting the console from further damage.
- **Finance report – Mary Ann Ray**
    - Total assets are \$138,236.99 as of December 31<sup>st</sup>. This includes Checking, Savings and CD held at Wells Fargo. The CD was paying 5%, but at renewal went down to 2.47%. Interest earned last year was \$2,287.25.
    - Profit and Loss overview:
      - We did not spend all the money allocated for landscaping. The work will be accomplished in 2025.
      - The money spent on professional fees were for the attorney fees used to address delinquent resident.
      - Overall, we were under budget by \$3,954.15 as we did not spend budgeted money on the drainage and landscape projects. Also, insurance was under budget.
    - Presentation of 2025 budget; the presented budget is to be amended to (\$11,648.50)
      - 2025 budget – reflects the intent of deficit spending
        - The monthly fee for landscaping services has increased
        - Professional fees - \$5k budgeted for legal fees. \*Add \$5k for Landscape design
        - Gate – \$9K which includes installation of additional sensors.
        - Taxes – 33% for monies earned on CDs

\*Scott Baker would like to add an additional amount to the budget to have a design developed for entrance and/or park area(s.) After discussion it was determined that the projects would be researched by the ACC. They will hire a landscape architect to design optional designs for the park and the entrance. They are to spend no more than \$5k on said designs. The intent would be to spend around \$25K-50K on one project. Once the designs are ready, a special meeting for all residents will be held to vote on the designs and budget for the selected project. Matt Lacy made a motion that the ACC begin the process of getting the designs. Jason Fisch 2<sup>nd</sup> the motion. The motion was approved.

- Vote on budget
  - Mike Elliott made a motion to pass the budget, amending adding another \$5k to the professional services account. Scott Baker 2<sup>nd</sup> the motion. Motion approved.
- **Other committees ongoing**
  - Welcome committee
    - Rebecca Lacy, Chairman stated that the information binder needs to be revised and posted on our website.

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- They have not visited any new neighbors.
- **Elections**
  - Due this year are Vice President and Treasurer
    - Scott Baker agreed to continue as Vice President. Mike Elliott made a motion to keep Scott on as Vice President. Al Miramontes 2<sup>nd</sup> the motion. No other nominations were made. All voted to approve Scott continuing to serve.
    - Mary Ann Ray agreed to continue as Secretary/Treasurer. Mike Elliott made a motion to keep Mary Ann on as Secretary/Treasurer. Renee Simms 2<sup>nd</sup> the motion. No other nominations were made. All voted to approve Mary Ann continuing to serve.
- **Open Discussions, Homeowner Concerns or Topics**
  - Chris Ray proposed that a committee be formed to review the current HOA Covenants. There are areas that could potentially be updated. The board should send an email to the residents asking for areas of concern they would like to see addressed or revised. Give the residents 3 months to provide their input. Then the board will create a committee to review and make recommendations. Mike made a motion as such and Joey 2<sup>nd</sup> the motion. Motion voted on and approved.
  - Rebecca Lacy has been appointed to replace Keith Cullum on the ACC committee.
- **Closing remarks and Adjournment**
  - With no further business, Keith Cullum made a motion to close the meeting. Renae Simms 2<sup>nd</sup>. Meeting adjourned at 5:53 PM.