

Stonegate Texas Homeowner's Association

Minutes for December 8th, 2013 meeting @ 135 Saint James @ 4:00 pm

Attendees:

Andy Cowan
Dana Sleeper
Eddy Smith
Cody Glover
John Stemniski
Denise Hanatak
Joey Johnson
Christie & Stan Hermann
Bob & LeighAnn Clavenna
Ashima & Dinand Vanvelzen
Tonya and Jim Rase
Clayton & Tricia Foster
Joey & Rory Merz

Scott & Wana Baker
Elizabeth & Brian White
Manny & Betsy Ybarra
Jason & Nancy Fisch
Wayne & Brenda Martin
Kelly & Steven Star
Michelle & Matthew Schley

By Proxy:

Nancy & Scott Shriner
Katherine Elliott
Meredith Jenson & Brian Selen
Noreda Alexander
David Jennings

Andy Cowan called the meeting to order. Roll call was taken by Christie Hermann, 20 homes were represented and 5 homeowners had provided a Proxy for voting. The 2012 meeting minutes were reviewed. Dana Sleeper made a motion to approve the minutes. Manny Ybarra seconded and it was approved by a voice vote.

The President then called on Christie Hermann to discuss our current financial status. Our current cash balance is \$38,693. All homeowners are current on paying dues. A Profit and Loss statement was distributed to show current expenses through November of this year. We will end up approximately \$8,000 under budget as there were no road repairs and less spent on several other categories. Christie asked for any questions regarding current expenses, there were none. Christie then distributed the proposed budget for 2014. The budget incorporates additional money to spend on the park and also Christmas Supplies. Based upon the current budget, our Road fund should have a total of \$48,529 by the end of 2014. No questions were asked of the proposed budget.

The President then called on Dana Sleeper for an update on the landscape committee. Dana reiterated that we will be spending extra money to clean up the park in 2014, this year we spent extra to get the front gate area cleaned up. We are now using a landscape company to change out flowers by the front sign 3 times a year. Dana asked for a volunteer to step forward and head the landscape committee, however there were no volunteers at this time. Eddy smith asked that we have mowers cover the area just to the west of the front fence. Dana stated she would request this. It was also requested that we add money to our current budget to replace split rail fence out front, as it is deteriorating. Christie Hermann indicated this would be a good project for 2015, as we are focusing on the Park in 2014.

Andy next covered the front gate status. A big thanks to Wayne Marin & Trey Sleeper for all their work on the gates. Everything has been operating since September 7th. The gate arms were rebuilt, the actuator pads were leveled, a light was installed above the console pad, and the internal boards were re-wired (by the manufacturer at no cost). Matthew Schley asked about the possibility of the gate closing on a car as it is passing through the gate. Wayne indicated that a sensor is supposed to prevent that from happening, but that he would advise not to linger in the gate area. Jim Rase asked about what happens when there is no power to the gates - how do we open them? Wayne indicated to call himself or Trey and they can come up and lock them open. We do have a battery backup on the system that is supposed to automatically lock them open, but it doesn't appear to be working. However, just to note, the electrical at the gate is on a different system than most of the homes, so even when power went out in our homes, the gate was still working. Dana Sleeper mentioned that we have a Stonegate facebook page. This has been very useful for information concerning gates, and other neighborhood needs. Just 'Friend' Dana Norris Sleeper and she will add you the Stonegate page.

Andy Cowan then talked about the creek walk status. There is significant erosion on the North side of the creek. The fence and step areas are in bad shape. Thus the reason we have posted the sign to indicate the creek walk is closed. No other action has been planned at this time. Cody Glover then mentioned his mother's place has a pending lawsuit where the creek area eroded and affected homeowners. Manny said it was a problem for the 3 or 4 specific home owners in our neighborhood. Jason Fisch suggested getting a legal opinion as to the responsibilities of the HOA and homeowners. Joey Johnson said he still wants to go to creek. Nancy Fisch pointed out that people walk down middle of creek bed and we do not know where they come from. Scott Baker said we should look into erosion control and could possibly talk to some of the people that he had work on his patio area. Joey Johnson motioned that we hire an attorney to look into liability for HOA and homeowner's. Christie Hermann seconded it.

Andy Cowan then made a couple of reminders. He mentioned that everyone needs to get approval for any building on their property including fences, pools, outdoor structures from the ACC. The current Architecture Control Committee consists of Wayne Martin, Stan Hermann, Leigh Ann Clavenna and Trey Sleeper.. Andy then also mentioned the neighborhood website at www.stonegate-hoa.com If you would like to see anything on the website, contact Christie Hermann.

Denise Hantak & Dinand Vanvelzen then discussed the potential move to LoveJoy School district. Steven Starr said that since we have so much to gain, do we need an attorney to represent us? Christie Hermann brought up that we should have lawyer for paperwork. Joey Johnson mentioned he could help with working with school board members. Nancy Fisch stated she knows board members and they work the 'LoveJoy way'.

Matthew Schleys said they would not move their children, so they were not sure if everyone would support the move. Tricia Foster asked about transfers to stay in the existing school. It was mentioned that it probably would not be possible to stay in McKinney if a change was made. Questions were raised about the change in appraisal value. Would there be a 10% cap, or not? It is assumed there would not

be the cap, however we should check with an attorney to confirm. Denise Hantak made a motion to move forward with the petition. Steven Starr seconded the motion. None opposed.

Andy Cowan then announced the positions up for election this year. Eddy Smith has agreed to stand for President, Wayne Martin has agreed to continue as Architectural committee chair. All were in favor. None were opposed.

Andy then thank the Foster's for hosting the meeting and asked if there was any new business. At this time, Dinand Vanvelzen came forward to talk about the status of the lines being pulled up to the neighborhood, but not in the neighborhood. He indicated he is trying to work with AT&T, however there is a problem because they have an existing agreement with Grande communications, so they are hesitant to move forward. Joey Merz state that AT&T put in the original copper lines, then Grand took over. Therefore, can't AT&T take them back? At this time, we still really only have the choice of Rhino communications wireless services for our Internet. However, the neighborhood will continue to try and get a company to bring in a better option.

Andy then asked for any other new business. None was mentioned. Cody Glover then motioned to adjourn the meeting. Brenda Martin seconded the motion.