

Stonegate 2023 Annual Meeting

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

Sunday January 8, 2023

Lucas Community Center, Lucas City Hall

**Board Members:**

Stan Hermann, 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.

<u>Attendees</u>	<u>Proxies</u>
Stan & Christie Hermann	Betsy Ybarra
Scott & Wana Baker	Michael Webb
Mary Ann & Chris Ray	Henry Allen
Keith & Cindy Cullum	John Steminski
Mike Elliott	Al Denson
Wayne & Brenda Martin	Yolanda White
Al & Linda Miramontes	Andy Cowan
Lisa Irvin	Kelly Starr
Renae & Bob Sims	Gina Duncan
Harry Everett	Nancy Fisch
Elwood Nolan & Kia Walker	Rebecca Lacy

**Meeting Agenda**

- **Welcome and Official Meeting Call to Order**
  - Lisa Irvin made a motion to open the meeting, Mike Elliott 2nd the motion
  - All Approved
  - Stan called the meeting to order at 4:05 pm
- **Approval of 2022 Meeting Minutes**
  - Meeting minutes from the previous meeting were available online and at this meeting.
  - Cindy Cullum made a motion to approve the meeting minutes
  - Al Miramontes 2nd the motion
  - All approved
- **Covenants completed and filed; additional change needed**
  - Stan Hermann reported that the homeowner approved covenant updates were filed with Collin County early in 2022; we are also logged into the state of Texas HOA filing system
  - An additional update will be undertaken to adjust the HOA board members allowed per law – the new guidelines establish that the ACC chairperson cannot be a board member
  - Therefore, Wayne's position on the board has been removed while he still retains the position of ACC chairman – please continue to work with him as before!

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- **School district change to Lovejoy**
  - Stan reported that early in 2022 our HOA was once again turned down by Lovejoy ISD. Our team made compelling arguments but to no avail. Thanks to all who participated!
  - No more attempts are being contemplated. The remaining lawyer retainer fee has been returned to us.
- **Front berm area**
  - Stan reported that per discussion last year at the HOA annual meeting, the front berm dead shrubs were removed, and sprinkler repairs made. Thanks, Mike, for overseeing this!
  - 2023 budget includes hydro mulch on areas needing that additional coverage.
  - No other efforts planned for this area other than general maintenance of lawn and sprinklers.
  - Harry Everett asked why new landscaping would not be brought in
    - Mike Elliott explained the HOA had previously replaced some of the photinia that had died due to lack of water and weather along the berm
    - It is not cost-feasible for the HOA to provide full trees/shrubs for the berm – alternatives could be pursued if the residents voted to approve the purchase. These costs would have to come out of our general fund and are not in the 2023 budget.
    - Joey: introduced the idea of incrementally increasing sprinkler size and possibly having berm homeowners' purchase/plant their own trees on the berm area. Need additional ideas from neighbors.
    - Agreement: See who would like to be on a committee for developing a long-term plan based on some of the ideas proposed. Stan to reach out to community on this topic and also a priority list overall for the HOA.
- **Report from Scott Baker – Covenants Enforcement, Drainage, Other**
  - Drainage improvements completed
    - Drainage improvements – dredged the silt, refilled areas on 3 lots
    - Picked these lots based on what the city would have done for a non-gated community
    - There are some other areas to be monitored by the HOA but do not need work as of now
    - Drain easements are responsibility of homeowners
    - A couple of lots still require attention by the homeowners
  - Enforcements – review of process and general discussion
    - Section 10-12 of covenants covers "enforcement" procedures
    - If someone brings an issue to Scott's attention, he can address the situation.
    - First, Scott provides a courtesy notice, he then follows up with homeowner if action is not taken
    - The homeowner is allowed a 10-day remediation. After 10 days, if the matter is not resolved a fine will be assessed.
- **Report from Wayne Martin – ACC**
  - 2022 highlights
    - 2 inquiries in 2022
    - 2021 introduced a new appeals process
- **Report from Mike Elliot – Landscaping, Fountain, Other**
  - Extended contract with Hunter Landscaping – added clearing of the fire lane in contract



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- Lacy's son cuts the one open lot
- Flowers damaged again in 2022 due to freeze. These will be replaced.
- Current plans for park include taking down near-dead pecan tree, power washing on picnic tables and repair on gazebo
- Other general maintenance needs to occur but need someone to provide affordable/reasonable repairs
- **Report from Chris Ray – Front Gate and Security**
  - Gate status and comments
  - Security, cameras effort
  - Plans in budget for 2023
    - \$5,000 – Possible repairs are needed for the gate if the interior gate column continues leaning. Costs could exceed \$5,000, but it is unknown the extent of possible repairs needed.
      - Other costs may also be incurred related to the gate console wiring. There have been occasional power outages with the console that do not trigger the gate to fail open but still prevent residents from entering the neighborhood.
    - \$69 – Monthly service fee for internet service on gate.
    - \$300 – Remotes being replaced with newer model as residents report older remotes no longer working even after battery replacement.
      - Residents are charged \$25 for extra remotes.
    - \$200 – Security cameras – possible upgrade or addition of cameras.
      - Very intermittent now due to still using old hotspot.
    - Residents reporting issues can call Chris directly on his cell.
- **Finance report – Mary Ann Ray**
  - Cash in bank was \$119,350 at the end of December. It is up to 132,223.74 as of 1/8/23.
  - Proposal to invest the money in the account by Joey Merz. This is a matter to be researched.
  - Profit & Loss Budget vs Actual
    - Proposed budget closely aligned with actual
    - There was a total of \$36,749 in expenses for the year. \$34,610 was budgeted.
  - Review of 2023 budget
    - Total expenses budgeted for the year is \$41,448. Expenses would cover park renovations, drainage reparations, and other public maintenance.
    - Brad Bradford made a motion to approve the budget
    - Mike Elliott 2<sup>nd</sup> the motion
    - All approved
- **Other committees ongoing**
  - There were no committee reports
- **Elections**
  - Elections for Vice President and Treasurer were held
    - Vice President
      - Wayne nominated Scott Baker
      - Lisa Irvin 2<sup>nd</sup> the motion
      - All approved
    - Nominations – Treasurer
      - Christie Hermann nominated Mary Ann Ray

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- Rory Merz 2<sup>nd</sup> the motion
- All approved
- **Open Discussions, Homeowner Concerns or Topics**
  - Mike – access along the creek is eroding – there is a sign saying no access
    - Easement is HOA responsibility if someone is injured
    - Wayne Suggestion: Purchase more “No Trespassing” signs to hang
    - We should check with insurance to see who has liability in the area `and whether it is covered under insurance
  - Scott – what would people’s priorities be?
    - He feels that fence up front should be a priority
- **Meeting Adjournment**
  - With no more discussions to cover, Mike Elliott made a motion to adjourn the meeting. Al Miralmones 2nd the motion. Stan closed the meeting at 546 pm.