

Stonegate Texas Homeowner's Association
Minutes for January 05, 2020 meeting
Held at 150 Saint James at 5:00 p.m.

Attendees:

Scott & Wana Baker
Eve & Brad Bradford
Keith & Cindy Cullum
Mike Elliott
Stan & Christie Hermann
Rebecca Lacy
Wayne & Brenda Martin
Joey & Rory Merz
Chris & Mary Ann Ray
Bruce Thomas
Chris & Yolanda White
Colleen & Mark Wilson
Al & Laura Miramontes
Al & Ann Denson
Kelly Farris

By Proxy:

Andy Cowan
Laura Alvarado
Jason Fisch
Nancy Shriner
Mike Webb
Betsy Ybarra
Chris Johnson
Rod Duncan
Steven Starr
John Stemniski
Elwood Nolan & Rekia Walker
Henry & Pam Everett

Meeting called to Order:

The meeting was called to order by Christie Hermann and began at 5:15 p.m. Christie then thanked Wana and Scott Baker for hosting.

Approval of Minutes from Prior Year Meeting

A brief discussion was held concerning the previous meeting minutes. It was noted that Colleen Wilson is not available for legal advice in Texas; therefore that remark will be stricken from the 2019 meeting notes. Joey Merz made a motion to approve with the change. It was seconded by Yolanda White. All were in favor.

Review of 2019 Projects: Christie Hermann, President

Completed Projects

- Gate repaired (holes drilled in bottom, welding done, gate partially painted)
- Gate Controller repaired after being hit by vehicle
- Street repairs completed (Under budget by \$35,000)
 - Ace Asphalt walked the property after the Board and replaced/repared those items that were seen as required.
- Additional mulch added to Playground
- Park Bench added to lookout area of Park
- Participated in National Night Out - Thank you to the Merz's for hosting. It was mentioned that we may want to make it a bigger event next year.
- Fountain Maintained by Stan Hermann – to be taken over by Al Miramontes in 2020
- Hockey night participation – Not well attended, so we have not set up any additional dates.
- Fantasy Football – Thanks to Chris Ray for heading this up.
- Bunco – Ongoing, Eve Bradford hosting on January 13th.
- Welcome Committee provided 6 New Neighbor packages (Miramontes, Lestage, Atencio, Sims, Alvarado, Johnson-Frick) Yolanda White agreed to join the committee which currently consists of Rebecca Lacy, Nancy Fisch and Christie Hermann
- Christmas Decorations headed up by Colleen & Mark Wilson, Kelly Star and Rebecca Lacy also provided help. Colleen noted that she has purchased new bows to be used for next year.
- Flags have been put up on National Holidays by Colleen & Mark Wilson. A big thank you to them for their help.

Stonegate HOA Annual Meeting Agenda

1/6/2019

Outstanding 2019 Projects

- Street Signs/Speed bumps for slowing down
 - Speed bumps have overwhelming opposition from those people with sports cars and also emergency vehicles.
 - Bruce looked into us using a Radar Speed sign from the city or some existing organization. Unfortunately, he was unable to secure one for us.
 - We received a quote to purchase a radar sign for \$3,250.
 - After a brief discussion, it was determined that we do not want to spend the money on a sign or speed bumps. We must all police each other and be concerned enough for the safety of our children to bring speeding to any and all drivers attention.
- Pump station fence has not been modified as of yet, although bushes have been included in the current year budget to hide the fence. Mike Elliott noted that the amount of shade makes it difficult for plants to live in this area. However, all agreed that they would like to try the bushes.
- Joey Merz volunteered to be the point person for maintaining and updating the website. He will be moving the website to a new server. We have not added the pictures of dogs – which was suggested last year. It is still a possible project for the future.
- New Gate Controller Software
 - A new gate console system was recommended by Welborn Garage Doors (who maintains our gate hardware) that will allow multiple admin's. In addition, it is Bluetooth compatible, so your cell phone can open the gate automatically when you are in range and will provide Video confirmation when you are called from the gate. The price is \$5,141.95 to install base system plus additional \$360 for the Bluetooth option. In addition, there would be a \$39.99 monthly fee for the cellular phone line (currently we pay \$34 per month for the Grande phone line)
 - Wayne Martin noted that this was not a necessary expense and that we would not really see any differences by changing out the controller. He stated we need a backup admin for the existing system.
 - Discussion was then held noting that a backup person would have to have a landline installed, as well as learn the existing software that is cumbersome and outdated. Rebecca Lacy stated that the current system does not work for her in that sometimes the numbers do not work on the console and the phone number in the system is her husband's, and unfortunately he can't always answer it. Several neighbors expressed concern that the existing system could breakdown due to age and that it is better to be proactive to find an updated replacement.
 - Mike Elliott suggested a committee to study the options and create a formal bid for proposal to find the best solution. Committee volunteers include: Joey Merz, Stan Hermann, Chris Ray, Brad Bradford, and Wayne Martin. Money has already been included in the 2020 Budget for this, so the hope is to have a solution by summer 2020.

Financial Report: Mike Elliott, Secretary/Treasurer

Total Assets at the end of 2019 were \$111,222.87. Total expenses for 2019 were \$44,455. This was well under the projected \$90,395 due to the roads being repaired at a much better rate than expected. The proposed budget was made available to all attendees. Mike walked through the main points on the budget. The proposed budget expenses total \$33,494. Brad Bradford made a motion to approve the budget. Joey Merz seconded the motion. All approved.

Stonegate HOA Annual Meeting Agenda

1/6/2019

Discussion was then held concerning future HOA dues. It was noted that we discussed last year the need to raise our annual dues by \$100 in order to recover our road repair fund requirement of \$50k more quickly. This is in anticipation of continued degradation of the neighborhood streets. Colleen Wilson noted that a Special Assessment could also be the way to handle the need for additional funds at the time a repair is needed. It was noted that the HOA dues have never increased in the history of the neighborhood. Brad Bradford stated he would rather pay an extra \$100 per year as opposed to being charged a larger amount all at once. Brad Bradford then made a motion to approve the \$100 increase to \$1,000 per year for HOA dues payable in semi-annual payments beginning December 2020. Al Denson seconded the motion. A vote was taken. Out of 27 votes, 24 were for approval of the increase and 3 against. To note, 12 of the 'approval' votes were by Proxy. Wayne Martin suggested a review of the Covenants to ensure we have a full understanding of the requirements for this vote including proxy votes.

ACC Update: Wayne Martin, ACC Chair

No news was noted. All have been in compliance. It was noted that we need one additional member since Trey Sleeper has moved. Keith Cullum volunteered. Current members of this committee include Wayne Martin, Stan Hermann, Rory Merz and now Keith Cullum.

Enforcements Update: Bruce Thomas, Vice President

Bruce noted the only problem has been with the lot not being mowed. The HOA may need to place a lien on the lot in order to get reimbursed for mowing that was necessary this past year.

New Business:

- A discussion was held concerning our existing Plat Map. It was noted that two properties (1 to the North and 1 South of Wayne Martin's home) are on the Plat Map, but not a part of our HOA. We would like to remove these two properties. In addition, while the change is being made, we may remove the easement along the creek reverting full control to the homeowner's. However, there is some concern about liability related to the easements. Therefore, additional study and understanding is necessary.
- Playground equipment needs some repairs. Mike Elliott asked for a volunteer to head up this project. None volunteered. Mike stated that we may save money by bringing in a handyman to do the entire project as opposed to trying to utilize the warranty from Rainbow Play systems which requires us to pay shipping on all parts. Mike will close off the playground equipment until it is repaired.
- A question was raised about liability of the HOA for individuals that might be hurt in the park/walkway area including snake bites. Mike Elliott indicated he would review the General Liability insurance to ensure we are covered. It was also noted that signage should be placed in the park warning of snakes.

Board Elections

All four board positions were approved unanimously with no others seeking election. Michael Elliott was elected as President, Scott Baker as VP, Mary Ann Ray as Secretary/Treasurer and Wayne Martin as ACC Chair. Effective January 17, Christie Hermann will be removed as a signatory for the Comerica Bank Signature Card, Account number xxxxxxxxxx. Michael Elliott will remain a signatory and Mary Ann Ray will be added as a signatory.

Meeting Closure

A motion was made to adjourn the meeting was made by Yolanda White. Brad Bradford seconded the motion. It was approved by all and the meeting was adjourned.