

**Stonegate HOA Annual  
Minutes for 1/10/2021 Meeting  
Held via Zoom Conference at 6 pm**

**Attendees:**

Scott Baker  
Eve & Brad Bradford  
Mike Elliott  
Stan & Christie Hermann  
Lisa Irvin  
Matt & Rebecca Lacy  
Wayne & Brenda Martin  
Joey & Rory Merz  
Chris & Mary Ann Ray  
John Stemniski  
Chris & Yolanda White  
Jeff Wishnew

**By Proxy:**

Andy Cowan  
Mike Webb

**Meeting called to Order**

The meeting was called to order at 615 pm by Mike Elliott, President

**Approval of Minutes from Prior Year Meeting**

Meeting minutes were posted on the website and distributed prior to the meeting. No objections were raised via email and Wayne made a motion to approve the minutes of the previous meeting. Yolanda White seconded the motion. All approved.

**Financial Report – Mary Ann Ray, Treasurer**

2020 Financial Review: Total Assets at the end of 2020 were \$110,986.74. Total expenses for 2020 were \$28,471.13. Spending in 2020 was pretty close to budget. There was more spending than budgeted on the tree and bush trimming to clean up the park and the tree lines. No money was spent on the gate improvements. The project is still in the bidding process.

2021 Budget – Approve Budget: The proposed budget was made available to all attendees prior to the meeting via email. Mary Ann walked through the main points of the budget. The proposed budget expenses total \$32,275 to include money on a new gate system. No objections were raised via email and Chris Ray made a motion to approve the budget. Joey Merz seconded the motion. All approved.

**HOA Board Elections**

The Vice President and Secretary/Treasurer board positions were approved unanimously by members present, with no others seeking election. Scott Baker will continue to serve as VP, Mary Ann Ray as Secretary/Treasurer. Since there was not a quorum, this was subsequently put to a vote via email and “silence procedures.”. No objections were raised and the election is therefore confirmed. .

**Review of 2020 Projects: Mike Elliott, President**

- A January surprise – CitiTurf Landscape maintenance opted out of their commercial business. Hunter Landscaping picked up our service in January and has done an excellent job.
- Blue Sky Painting and Remodeling was hired to repair the Playground equipment structure last spring. The repairs entailed removing and replacing four of the vertical support beams with pressure treated lumber and multiple pieces of rotten wood around the structure. After the wood was replaced the repairs were painted to match the existing stain. - Complete

- Signs have been designed and produced to caution anyone using the park that it is a natural habitat for both Copperhead and Cottonmouth snakes. Installation is complete.
- Repair of electrical outlets in the park and addition of décor lighting on the gazebo – complete.
- Sprinkler system repairs: broken lines, heads and a cranky controller system. This old system will continue to suffer routine maintenance issues. We may need to replace both controllers in the near future. Reconstructed masonry at front sign where line broke.

#### **Outstanding items: New Gate Controller Software Update – Chris Ray, Committee Chairman**

Chris discussed the research he has put in to having a new gate system installed. It has been a challenge getting 3 bids for the work. It could be issues due to COVID or just the industry. The current bid on hand is for a Lift Master Cup Excel system for \$8300. It might be more robust a system than we actually need. He will set up a meeting at 7 pm, on Wednesday, January 13th via Zoom for his committee to reenergize the effort.

#### **ACC Update – Wayne Martin, Chairman**

Wayne stated that there have been no issues with the ACC.

#### **New Projects: Mike Elliott**

- Tree and shrub maintenance are a continuing requirement, particularly to promote healthy turf at the entrance and in the park. We just completed a one-time major cleanup and will add a clause to the landscape maintenance package for 2022.
- Proposal to purchase decorative banners for display at the entrance and potentially on the gazebo for select national holidays (Memorial Day, 4<sup>th</sup> of July, Labor Day, Veterans Day).

#### **Covenants Enforcements Update – Scott Baker, Vice President**

Covenants currently have become an issue. When dealing with current compliance issues with our neighbors, they are mostly corrected right away. However there are issues that we have been historically lax about enforcing. One such issue concerns the placement, size etc. of antennas/satellite dish. These discrepancies have been posed by neighbors when they are being addressed with their property as a “what about....” issue.

Scott would like the covenants to be updated by a committee this calendar year.

Wayne recommends we rewrite them, take them to an attorney to review and determine if they are enforceable and/or if there are any unforeseen liabilities.

All present agreed a committee should be formed to rewrite covenants and have a product to vote on at next HOA meeting.

#### **Misc discussions:**

Signage: Yolanda White brought up the fact that there are a lot of people parking on the grass at the park and asked if we could have signs posted. Matt Lacey suggested changing speed limit signs to reflect 18 or 19 mph zone. This would cause people to pay a little more attention to the limit as it is not standard. Mike discussed possibly combining the speed limit and no parking on the grass signs. Joey Merz suggested placing the sign on the gate.

Internet: During this discussion, Rebecca Lacy asked if there would be any reconsideration to lay fiber optic lines in the neighborhood. It was stated that the cost for this was voted down previously because the cost of the infrastructure was cost prohibitive. Christie Hermann stated that there is a company that can come in and install an 85-foot tower that could serve the neighborhood. She has the contact info if the HOA would like to pursue.

Concern about zoning change for property outside the neighborhood: Jeff Wishnew asked if this should be a concern in the event the deal for the property being purchased by Cornerstone Ranch fell through. Mike stated that he sat in on the council meeting. He stated that they have strict guidelines on this. He also stated that the City of Lucas has changed new residential requirements to be a minimum of 2 acres.

#### **Adjournment**

With no further matters to address, Mike adjourned at 702 PM