

**Stonegate HOA Annual Meeting Minutes**  
**1/9/2022**  
**Lucas Community Center**  
**665 Country Club Rd, Lucas, TX 75002**

**Attendees:**

Mike Elliott  
Andy Cowan  
Justin Porter  
Al & Linda Miramontes  
Keith & Cindy Cullum  
Rebecca Lacy  
Tiffany Glover  
Stan & Christie Hermann  
Scott & Wana Baker  
Joey & Rory Merz  
Brad Bradford  
Harry Everett  
Tom & Mary Moe  
Kelly Farris

Steven & Kelly Starr  
Chris & Mary Ann Ray

**By Proxy:**

Chris White  
Rekia Walker  
John Steminski  
Keri Lestage  
Mike Webb  
BJ Allen  
David Alvarado  
Al Denson  
Jeff Wishnew  
Manny Ybarra

**Meeting called to order:**

The meeting was called to order at 610 pm by Mike Elliott, President.

**Approval of Minutes from Prior Year Meeting**

Prior year meeting minutes were posted on the website and available at the meeting. There were no questions or objections to the content of the minutes. Christie Hermann made a motion and Mary Moe seconded that the minutes be approved. All approved.

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

- 2021 Financial Review – Total assets/cash in the bank on December 31, 2021 was \$120,024.53. Total expenses in 2021 were \$34,062.21. Net Income was \$9,037.79. Mary Ann discussed the line items that were notably more than originally budgeted.
  - Professional fees – A \$4,000 retainer was paid to the attorney for legal fees for the Lovejoy annexation (NOTE: Only \$2,000 has been charged by attorney).
  - Sprinkler system – More maintenance required than normal due to the freeze in February, rerouting of some zones and updated controllers.
  - Internet hotspot – we upgraded the data plan for use with the new cameras installed at the gate.
- 2022 Budget – Budget of \$7,390 in net income for 2022 calendar year. Expenses of note:
  - Decorations – want to buy bunting, patriotic décor and some new Christmas lights for the trees.
  - Tree & Bush trimming – Budget of \$5,000 to remove the dead trees and bushes at the entrance and along the berm. There was some discussion, but no decision made on whether to replace these. One possibility is to hydro mulch the area.
  - Plants & mulch – There was \$600 budgeted in the area. Proposal was made to increase this to \$1,200 for mulch refreshment at the park. After discussion, everyone agreed this should be changed. When the mulch work is scheduled, the board will be looking for volunteers with wheelbarrows to help spread.
  - Professional fees – \$4,000 for continued work on the Lovejoy petition and filing of the amended CCR's (NOTE: McKinney ISD has not yet responded to legal petition).
  - Gate/entrance - \$3,500 for more upgrading of the system, an additional camera and electrical wiring for power on the Stonegate signage.

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- Mary Ann stated that dues collection was going well. There are still a few households that have not paid.
- Budget Approved: Motion made and seconded by Rebecca Lacy and Justin Porter.

### **Review of 2021 Activities: Mike Elliott, President**

- Speed limit and no parking on grass signs were replaced at the entrance. They do not seem to have made a big difference. There are still people driving too fast in the neighborhood. Please slow down.
- Sprinkler system repairs: broken lines, heads repaired and two new Rachio controllers installed.
- New gate entry controller installed. Chris Ray discussed the new system. There were several electrical issues that had to be repaired, the shroud was replaced, bollards installed, a broken sensor was replaced, and new cameras installed in addition to the new system. This year we will upgrade to a cellular wireless system that does not require a home phone line. This will make it easier for programming the gates.
- National Night Out – Mike thanked Mary Ann and Christie for their work on this. There was a large neighborhood turn out. Everyone, including the children enjoyed the interaction with the first responders and gathering with the neighbors. The Kona Ice truck was a huge success. If anyone has suggestions for this year, contact Mary Ann Ray or Christie Hermann.
- School district petition – To date, McKinney has not responded. The strategy continues to be pointing out the distance of travel, lack of sense of community with children not in same district as neighbors, etc.
  - Tiffany Glover pointed out that McKinney made promises 7 years ago that have not been followed through with.
  - Basically, we need Lovejoy ISD to agree with the petition. Then we can begin an appeal process to get released from McKinney.
- Suddenlink fiber internet – there is a new switch in Anna that our lines are being connected to. The hope is this will be online and available to us at the end of February. Mike has contact info of a rep that will handle our neighborhood if you would like to be proactive and reach out to them.

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

- We have one residence that continues to be non-compliant and is 2 years in arrears with their assessments. We will look in to placing a lien on the property, i.e. process and cost.
- There are a couple of neighbors that have garage overflow that has not been addressed in the past. Those residents will be contacted by Scott.
- If anyone has any dead landscaping, this needs to be addressed by springtime.

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

Wayne was not in attendance as he was sick. There are no current issues that need to be addressed.

### **New Business for 2022**

- Mike proposed that we purchase replacement flags and/or 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). There is money in the budget for this.
- Grounds Maintenance
  - Mike will continue to help with the landscaping endeavors in the neighborhood. The bushes in the front and along the berm that are damaged have been budgeted for removal. Depending on cost, these might also be replaced this year.
  - Gazebo roof replacement. The gazebo is in good shape, but the roof shingles need replacing. He will get quotes on replacing it.

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- The slide in the park needs repair. He will be looking at taking care of this.
- Entry gate controller data maintenance system – This was discussed earlier in the meeting by Chris Ray. The money has been budgeted to continue with the upgrade. If anyone has gate issues or requests, please bring them to the attention of Chris.
- Linda Miramontes asked the status of the land adjacent to the subdivision. The City of Lucas has denied the party from purchasing the land.

### **Review Draft Update of HOA Covenants**

- Scott Baker discussed the draft of the proposed changes to the covenants. He thanked the members of the committee that worked with him so diligently on this: Christie Hermann, Wayne Martin & Mary Moe.
- He did receive feedback from a few households on this:
  - Silent consent – the committee felt it was important to include this. It basically means that if you do not respond to correspondence on matters requiring your vote, when you have been notified electronically or otherwise, your silence is your consent.
  - Vehicles – the definition of a vehicle will not include golf carts and other small vehicles.
  - Drainage – Drainage on your property is your responsibility if it is not in the common areas. If it is under the street, it is the responsibility of the HOA.
  - Signage removal – this will be changed from 72hour limit to 1 week after the event has occurred.
  - There is now a timeline for ACC response to any requests
  - All ACC decisions must be documented and kept.
  - There is now an appeals process for ACC denials.
  - The requirements/allowance of antennas has been made more lenient, reflecting FCC guidelines.
- These changes will be made and disseminated. A vote will then be made for adopting the revised Covenants.

**Vote to Approve Updated HOA Covenants** - No vote was held as we did not have the required quorum. This will be done later.

### **HOA Board Elections**

- President: Mary Ann Ray nominated Stan Hermann and Scott Baker seconded the motion. All approved.
- Architecture Committee Council (ACC): Joey Merz nominated Wayne Martin to continue as ACC chair, Al Miramontes seconded the motion.

### **Adjournment**

With no further business to address, Scott Baker motioned the meeting be closed at 7:45 pm. Brad Bradford seconded.