

Stonegate Texas Homeowner's Association
Minutes for January 3, 2016 meeting
Held at 135 Westchester at 4:00 p.m.

Attendees:

Dana & Trey Sleeper

Cody & Tiffany Glover

Christie & Stan Hermann

Rory & Joey Merz

Wana & Scott Baker

Nancy & Scott Shriner

Christina & John Kearns

Bob & Leigh Ann Clavenna

Wayne & Brenda Martin

Betsy & Manny Ybarra

John Stemniski

Mike Elliott

Matt Lacy

Rod Duncan

Joey Johnson

Steven Starr

Tricia Foster

Tom Moe

Tonya Rase

Michelle Schley

Keith Cullum

Jason Fisch

Pam Everett

By Proxy:

Eddy Smith

Michael Webb

Andy Cowan

Chuck Hutcheson

Jonathan Price

Joey Merz called the meeting to order. Joey asked if there were any questions regarding the Meeting minutes from December of 2014 & June of 2015. He asked for a motion to approve the minutes. Dana Sleeper made a motion to approve the minutes, Joey Johnson seconded the motion. All approved.

The following Agenda items were then discussed:

Front entrance landscape

- Cracks in stone planters fixed
- Trees trimmed
- Speed limit sign posted

Fountain

- Ongoing maintenance required. We need a volunteer to maintain for 2016
- Maintaining the fountain during the summer given the crepe myrtles is going to be an ongoing challenge.

Park

- Playground Equipment
 - Finished the buildout. Thanks to the volunteers that worked over the 3 days: Trey Sleeper, Stan Hermann, Joey Merz, Wayne Martin, Scott Shriner, Matt Lacy, Steven Starr, & Jason Fisch.

- We will also need volunteers in 2016 to paint/stain the completed playground equipment.
- Mulch is a 2016 budget item and will be ordered post build.
- Gazebo & Park Benches
 - The Gazebo need to be repainted / stained.
 - Innovative Designs re-stained the picnic tables
- Trees & Grass Options
 - We received multiple estimates for replacing the grass in the Park which were all too expensive for our budget.
 - We did significant tree trimming with the plan that more light would allow existing grass to grow more prolifically and with the plan that in 2016 we will work to reduce weeds and increase the overall grass coverage with the existing grass.

Gate Status:

- Gate Repairs
 - Major gate maintenance needed for 2016. We are planning on replacing the Arms which could be up to a \$15,000 expense.
- Gates to close on weekends starting two weeks after gates are repaired and video is installed.
 - We have found that delivery companies maintain the ability to store gate codes.
 - We will monitor the gate activity and if you see issues or have issues in receiving packages, please let one of the board members know of the situation.
- Gate Operations:
 - Call 'Help' on keypad if you are locked out.
 - Notify Wayne Martin if you are having a party to keep gates open for guests. Please provide at least 48 hours' notice.
 - Exit Button is working for those walking when gates are closed.

Covenant Updates Review

- Amendment for Large Purchases.
 - HOA approval of purchases greater than \$5,000
Dana Sleeper made a motion to approve. Cody Glover seconded the motion. A vote was taken. All approved.
- Amendment for partial leasing of residences
 - Michelle Schley asked why there is a problem? She stated they have done 3 leases through Airbnb and they have not had any problems. The extra income is helping purchase their son's braces. Christina Kearns asked what type of problems the news reported. Joey Merz stated the amendment was in response to a Channel 8 news segment describing problems other neighborhoods had when allowing short term leases. Jason Fisch stated just today a big article on an Airbnb had a big party and trashed the home. Michelle felt that they personally were assuming the liability. It was pointed out that the HOA does have some liability so they want some say in who is leased to. Joey read the specific wording of the amendment.
 - Joey Johnson summarized understanding of the wording. He then made a motion to approve the covenant. John Kearns seconded – however, Christina Kearns then had more questions. Jason Fisch pointed out how we had previous transient residents and

the HOA does not have any recourse. Wayne Martin pointed out that 10 cars were in the cul-de-sac over the holidays. People were taking pictures of his home, as well as the Schley home. Cody Glover pointed out all the speeding out of state cars forced him to not allow his daughters to ride their bikes received at Christmas.

- Mike Elliott suggested we have a standard acceptable lease agreement from the HOA so that individuals who want to lease can use it.
- Since the motion had been made to approve the amendment, a vote was taken. 15 agreed, 2 opposed. The motion passed.
- **Covenant Enforcement**
 - An update on Algonquin was provided. It did not work out with them. We did not pay for their services. We were not a priority and so there was very little consistency with them – which was the main thing we were looking to gain.
 - Plan for 2016 enforcement:
 - The board will manage enforcement
 - Plan to be more consistent with enforcement of existing covenants
 - Lisa Irvin asked what the current process is for Covenant enforcement. Joey Merz stated that the very specific process is listed on the website with our Covenants.
 - Enforcement Concerns:
 - Landscape – grass and weeds maintained. Bushes should be trimmed on a seasonal basis. Both front and back yards should be maintained regularly.
 - Landscaping is required in the front yards and please remember that design changes need to be approved by the architectural committee.
 - Trimmings, should be put out for trash collection for the week following trimming.
 - Any materials to be utilized in home projects should not be stacked or stored for long periods of time.
 - Parking – cars should not be parked on roadways or in yard areas for any long term periods. Longer term parking should be within driveway areas.
- Please be considerate of your board members.
 - Remember we are neighbors and a personal, considerate conversation will go a long way in the long term happiness of all neighbors within Stonegate.
 - If you have an issue, please pick up the phone and call any one of the board members to discuss. And follow the Golden rules:
 - Wait 24 hours if you are upset
 - Talk face to face and work out the issues.

2016 Projects

- Volunteers
 - We need everyone to volunteer. Given the budget constraints of our HOA the only real way to really improve our neighborhood is through volunteer efforts. Joey would like every household to volunteer for at least 2 volunteer events during the 2016 year. We need everyone to participate to some extent.

- We have created a volunteer sheet that you can sign up for today, so that we know you are interested in helping in a specific area. We will utilize this list to reach out to you for specific events based on your project interest. We will also post it to the website for everyone's use.
- Potential project list:
 - Volunteer projects:
 - Painting and staining of new playground
 - Fountain maintenance
 - Holiday decorations for the gates and light poles
 - Removal of split rail fence along north berm
 - Removal of split rail fence along creek area.
 - Plantings along north berm
 - Front Gate landscape area maintenance.
 - Park area maintenance

During discussion, Joey Johnson stated maybe we should raise the dues to allow us to have more work performed and make the neighborhood look better. Trisha Foster said if we make any rate adjustments it should be in the future so it doesn't surprise anyone. Joey Merz suggested that if we do make adjustments, they should be gradual increases implemented.

Trisha Foster suggested we schedule a couple of work days each year. Christie Hermann pointed out that we have done that in the past, however the same few people show up each time. Dana suggested that those that do not show up should pay extra on their HOA Dues. Steven Starr suggested that we give money to Wayne & Trey for doing all the work they do for the neighborhood. Dana mentioned that Wayne & Trey would rather see additional volunteers versus receive any compensation.

Manny Ybarra mentioned that he would rather have a special assessment for specific projects versus raise the overall HOA dues rate. The general consensus was that a one-time assessment for a specific project was more agreeable than an incremental and permanent increase.

Joey Johnson asked Manny if his landscape company could help out with the HOA's front landscape area a few times a year. Manny said that he would talk to his crew about helping the HOA. He could also talk to one of his vendors about the gate mechanisms.

Scott & Nancy Shriner volunteered to maintain the fountain. Cody Glover asked about existing projects. Said we needed a major project plan with visions towards the future such as fix the gate in 2016, 2017 berm, 2018 ??.

Financial Status:

- Current Financial were circulated to view.
- As of 12/31/2015, the cash balance is 72,445.24, with an additional \$19,800 still to collect on this year's dues.

- Budget for 2016 allows for replacing of the Gate Arms and Sprinkler controller box. There is also an increase in Electric due to now paying for street lights and to the water bill based upon raising rates.
- Discussed Innovative Design money owed to HOA from last year. It was indicated there is an agreement in place for this to be paid back by providing labor for various neighborhood projects. It was noted that we are not counting on this being repaid, but hopeful that it will be.

HOA board elections:

- HOA President
 - Nominations – Only Joey Merz was nominated.
 - A vote was taken. All approved
- Architectural committee
 - Nominations – Only Wayne martin was nominated.
 - A vote was taken. All approved

Other Business:

Joey asked for any other HOA Business concerns to be addressed. None was mentioned.

Adjourn:

Stan Hermann made a motion to adjourn the meeting. Jason Fisch seconded the motion. The meeting was adjourned at 5:15.