

Stonegate Texas Homeowner's Association
Minutes for January 8, 2017 meeting
Held at 135 Westchester at 4:00 p.m.

Attendees:

Scott & Wana Baker
Keith & Cindy Cullum
Al & An Denson
Rod & Gina Duncan
Mike Elliott
Kelly Farris
Cody Glover
Stan & Christie Hermann
Matt & Rebecca Lacy
Wayne & Brenda Martin
Mark Merrill
Joey & Rory Merz

Scott & Nancy Shriner
Trey & Dana Sleeper
John Stemniski
Bruce & Courtney Thomas
Mike & Michele Webb
Chris & Yolanda White
Manny Ybarra
By Proxy:
Andy Cowan
Nancy Fisch
Kelly Starr

Meeting called to Order:

Dana Sleeper made a motion to open the meeting. Matt Lacey seconded it. All approved and the meeting was opened.

Approval of Minutes from Prior Year Meeting:

Christie Hermann reviewed the meeting minutes from the last HOA meeting held in January 2016. Wayne Martin made a motion to approve the minutes, Michele Webb seconded the motion. All Approved.

Financial Report

Christie Hermann conducted a review of the budget. It was noted that not repairing the gate drove to a surplus in the budget. It was also noted that there is now a line item for an Internet Hotspot at the gate. This controls both the new Video system that has been installed and the new Sprinkler controller. Trey Sleeper then elaborated on this new functionality. Joey Merz discussed how the new sprinkler system with an app accessible through the phone has saved us water and therefore money. Christie discussed the contractor issue that began 3 years ago has been closed out. The budget this year includes an amount to add a fence to the back of the Park to ensure safety, as well as sod that will be laid this spring to enhance the park. In addition, a small amount was set aside for Road Repairs this coming year. Based upon the current budget, the HOA will have just over \$60,000 left at the end of the year, thus meeting the required \$50,000 minimum to hold on to for Road repairs. A motion was made to approve the budget by Cody Glover. Mike Elliott seconded the motion. All approved.

Old Business - Review of 2016 projects:

Front Gate:

A review of the current status was discussed with input from Joey Merz, Wayne Martin and Trey Sleeper. The budget for the major gate repairs is included in the 2017 budget with the intention of resolving the primary issues. It has been difficult to get 3 bids and the one bid that was received was higher than expected. Matt Lacy indicated he knew a company that could come and bid on the project for us. A motion was made by Yolanda White to allow the

'no-bid' that was received by one of the vendors to count as one of the 3 required bids per our covenants. This motion was seconded by Stan Hermann. All approved.

Sprinkler system:

Trey Sleeper and Mike Elliott indicated the sprinklers are all working well both in the front entry area and the park. Unfortunately, every time we lose power the Park controller must be reset. It was noted that the controller may need to be replaced before too long.

Fountain:

Joey Merz thanked Scott Shriner for his maintenance of the fountain this past year. He noted that there is a lot more work to it than just a one-time cleanup. Stan Hermann has volunteered to maintain the fountain for the coming year.

Park:

Joey Merz thanked the Lacy family and Shriner family for painting the playground equipment and Gazebo. In addition, the Baker family has been mowing the park, thus reducing our landscape fees. Also, Mike Elliott has been cleaning out the brush and woods between his property and the park which will help with the snake population. Mike mentioned to be sure and warn children that snakes are around and to help them recognize the difference between a copperhead and a harmless snake. However, he said not to worry too much because they are under control a little better at this time. Mike also mentioned that the cut wood behind the pump station is available for any that would like it, however it will be hauled away shortly so get it soon, if you would like any.

Front Entrance:

Joey thanked Mike Elliott for his work at the front entrance. It was noted that Manny Ybarra's landscape company is now changing out our flowers 2 times a year. Mike will be pulling all of the Rose bushes as they all have Rosetta disease. He will be replacing them with Indian Hawthorns. Mike will also be trimming back the large grasses up front to ensure they continue to thrive. Trey Sleeper noted that there is a dead Bradford pear tree up front that needs to be removed. Mike indicated that he will cut the tree down in the spring. It is not necessary to replace this tree as the other trees have filled in the gap. Rory Merz also noted that several light sockets at the front entrance on the posts have become corroded. It was suggested that we replace the lights at the front entrance in the near future. Joey Merz agreed to take on the project of the lights at the entrance. It was also noted that the light on the Stonegate sign is not working.

New Business:

Respectful of others:

Joey Merz asked for neighbors to please be cognizant of each other related to dogs barking. Many people work from home, so dogs barking in the day or night can be a nuisance. Also, please be sure to clean up after your pets when you are out walking. It was also mentioned to be considerate of neighbors regarding loud noise such as music blaring as we all enjoy the peace of our Country living. Joey also mentioned how we all love to hear the kids playing and having a good time, so please just try to be respectful of others.

New Roadway:

Joey mentioned there is a potential new roadway that the state is planning between the lake and Luca neighborhoods. He mentioned that we should be prepared to represent our concerns at Lucas city hall. Mark Merrill indicated it would be better to attend the County commissioners court related to this and/or TXDOT meetings as they will have more control

of the overall project. Mark also talked about the Outer loop that is being built between Melissa and Anna and will be going to Rockwall, so this could also affect us. It was noted that the land just north of our neighborhood is no longer on the market.

Review of process for gate access:

It was noted that when exiting the neighborhood, please use the exit gate if someone is approaching the entrance gate. Also, it was noted that there is a button located to the left of the exit gate in the center of the island area for pedestrians to open the exit gate when the gates are closed. It was also noted that key Fobs for opening the gate are available from Wayne Martin and Trey Sleeper indicated he would help anyone with programming their car to open the gate.

Covenant enforcement:

Joey talked about the difficulties with executing the role of VP which has the duty to perform Covenant enforcement. A company was tried out last year with no success to take this management role. Matt Lacy mentioned he has a source that could provide HOA management for our neighborhood for \$ 500 per month. The attendees agreed that we want to maintain control of our neighborhood. What could be helpful from an outside company is more of an enforcement effort in sending letters of violation. The concern is that sending out a letters from the board member could cause personal conflicts to arise. It was noted that we need to be consistent in the approach. Joey made a motion that the board be allowed to proceed with Matt's contacts at an HOA service company to look into the current cost and or possibility of doing this for Stonegate. Nancy Shriner seconded the motion. All approved.

ACC:

The Architectural Control Committees purpose is to review any building and/or landscape plans for the neighborhood to ensure they meet the covenant guidelines. Wayne Martin is the head of this committee. Trey Sleeper and Stan Hermann also currently sit on the committee. Volunteers were asked to add to the committee, no one signed up. Wayne noted that the ACC committee will help you to make sure you do not build onto an easement and run into problems in the future. Be sure to contact the committee anytime you have an upcoming project.

Volunteers:

Joey Merz asked for extra volunteers to add to any of our committees such as Christmas decorating, maintaining the sprinklers, maintaining the park, or landscaping. There were no additional volunteers.

Other Concerns:

Solar panels were questioned by Keith Cullum. Solar panels were discussed by Wayne Martin. He indicated that anyone wanting to pursue Solar Panels should work with the ACC. **Internet** (Rise Broadband) might be improving the tower sometime in the next 6 months to bring us faster internet, but no specific details were available. Nothing is planned by the HOA to look into ways to increase the speed of the Internet in our neighborhood. However, if an individual would like to pursue this and relate the information to the HOA, we are open to suggestions. Dinand Vanvelzen has researched this for us in the past. **Speeding cars** was once again mentioned as a safety issue by Cody Glover. Christie Hermann asked all present to please remind their teen drivers and others in the neighborhood to slow down as we have a lot of kids that play outside in our neighborhood. **Septic system** concerns were brought up by Matt Lacy. He indicated he has a great company that he works with if anyone

would like the contact information. It is required to have the systems inspected quarterly and if you notice a foul smell, you need to treat your system with chlorine right away. Also, if the light goes off on your septic system, you need to have it serviced immediately.

HOA board elections:

Joey Merz then called for the elections of our new officers. The first office voted on was President. Joey asked for volunteers, no one volunteered. Joey Merz then nominated Christie Hermann as President. A written vote was then taken. All 22 homes represented at the meeting voted for **Christie Hermann**.

Following the election of the President, Joey asked for volunteers for Vice President. Bruce Thomas volunteered for the position. Christie Hermann than mentioned that Greg Irvin was also interested in the position; however he said he would defer to anyone else that volunteered

Joey then asked for volunteers for the Secretary/Treasurer position. Dana Sleeper nominated Mike Elliot for the position. A written vote was then held for the VP & Secretary/treasurer positions. **Bruce Thomas** won the VP position by a vote of 14 to 8. **Mike Elliott** won the Secretary/Treasurer position with all 22 votes.

Adjournment:

Following the elections, Wayne Martin made a motion to adjourn the meeting. Manny Ybarra seconded the motion. All approved and the meeting was closed.