

**Stonegate Texas Homeowner's Association**  
**Minutes for January 14, 2018 meeting**  
**Held at 2100 Purdue Drive at 5:00 p.m.**

**Attendees:**

Stan & Christie Hermann  
Jason & Nancy Fisch  
Matt & Rebecca Lacy  
Scott & Wana Baker  
Trey & Dana Sleeper  
Bruce & Courtenay Thomas  
Mike Elliott  
Wayne Martin  
Nancy Shriner  
Lisa Irvin  
Andy Cowan  
Kelly Starr  
Brad Bradford  
Kelly Farris

**By Proxy:**

Rod & Gina Duncan  
Joey & Rory Merz  
Mike & Michele Webb  
Manny & Betsy Ybarra  
Richard & Courtney Jones  
Larry & Paula Reck  
Dinand & Ashima Vanvelzen  
Keith & Cindy Cullum  
Tom & Mary Moe  
Jonathon & Shannon Price  
Gina & Chuck Hutcheson  
Chris & Yolanda White

**Meeting called to Order:**

Dana Sleeper made a motion the meeting be called to order. It was seconded by Scott Baker. All were in Favor. The meeting began at 5:15 p.m.

**Approval of Minutes from Prior Year Meeting**

Christie Hermann reviewed the meeting minutes from 2017. No questions were asked. Wayne Martin made a motion to approve the minutes. Trey Sleeper seconded the motion. All were in favor.

**Financial Report**

Financial status was then discussed by Mike Elliot. Total assets at the end of 2017 were \$105,794.17. Details of last year's expenses were reviewed. Mike Elliott reported the major expenses for the year included \$10,469.00 for grounds maintenance; \$24,941.00 for repairs and maintenance, including replacement of the gate mechanism at the entrance and purchase of sod for the entrance and park; and \$7,848.00 for utilities. Overall, the association was approximately \$6,526 under budget for the year 2017. The proposed budget for 2018 is \$45,403 which includes \$12,000 in road repairs. This should leave the association with \$98,191.00 at the end of 2018. Matt Lacy motioned to approve the proposed budget. Lisa Irvin seconded. All were in favor.

## Review of 2017:

- Christie Hermann began the review of 2017 by thanking the board members for their service.
- Landscape improvements were covered by Mike Elliott and Wana Baker.
  - Mike reported that several improvements were made including the addition of an association mailbox, the replacement of all the rose bushes that were diseased, the replacement of sod in the park and front gate area and additional plantings on the berm. Mike also reported we have engaged with CitiTurf to maintain all of our landscaping in 2018. This includes mowing, weed & feed, as well as maintaining the flower beds. They will be changing out flowers twice a year. This year we will be installing additional sod to cover more area at park and some at the gate. The deliver day for this sod is tentatively scheduled for March 23<sup>rd</sup>. We would like to install it on March 24<sup>th</sup>. We will need volunteers to get it laid efficiently, as we did last year. An email will be sent as a reminder to ask for volunteers.
- Stan Hermann then reported the fountain is running well. It was noted that we might want to install a freeze guard sensor. When asked for other volunteers to help maintain the fountain, no one volunteered.
- Trey Sleeper reported on the status of the gate camera. It is working well and we have been able to find drivers causing gate issues when needed. Trey will be installing the second camera on the exit gate in the near future.
- Bruce Thomas reported on the status of general enforcement issues. Emails were sent out as needed. Everyone has been very responsive. Christie noted that Bruce is the person to contact if you have concerns in the neighborhood.
- Wayne Martin reported on the ACC. Numerous approvals were reached on external additions. It was noted that you do not need to contact the ACC if you are having a roof replaced and it is of similar quality/style to your existing roof. Plats were discussed and are available from Wayne if needed. Rory Merz has recently joined the ACC Committee. Emails for approval can now be sent to anyone on the committee which includes Wayne Martin, Trey Sleeper, Stan Hermann and Rory Merz.
- Wayne Martin then gave an overview of the gate. The process of adding all the additional codes and setting up the vendors went very smoothly. We have had very little extra calls and/or problems since implementing the gates closed full time. Wayne reviewed the process for allowing people in with the gate console and also noted that if anyone needs to update their codes it is very easy to do so. It was also noted that we can modify the times that vendors are allowed into the neighborhood. It was discussed to allow vendors in the neighborhood from 7-6.

Everyone agreed the gate closures schedule were a good idea. A motion was made by Dana Sleeper to keep the gates closed permanently. The motion was seconded by Rebecca Lacy. A vote was taken and all approved. – approved by vote to keep current schedule.

## **Common Courtesy**

Christie Hermann discussed common courtesies for the neighborhood. It was noted to please be aware of your barking dogs, to clean up after your dog's when walking the neighborhood and to make sure your Septic systems are maintained. Septic systems were discussed in detail. Brad Bradford mentioned that when he moved to the neighborhood he had no idea of what was required with the septic system. He suggested that it would be helpful to new neighbors to provide an information packet on what is necessary to do to maintain the system. All agreed this would be a great idea.

## **2018 Projects**

Christie Hermann discussed 2018 projects.

- Landscaping projects have already been discussed – (new sod, CitiTurf maintaining)
- Street signs will be replaced this year – with correct spellings on the signs.
- Light fixtures at the gates are corroding and so we plan to be replace them.
- We will be adding a new sprinkler controller at the park.
- Street repairs will be done soon. We expect to replace approximately 10 small sections of concrete and to fill-in the cracks throughout the neighborhood to prevent further damage.
- A look out area over the creek is planned in the park with a small bench and a fence. This is low on the list of priorities; however we hope to have it set up this year. Matt Lacy then volunteered that he has some left over fencing available that could be used for this project.
- In addition to the standard committees where volunteers help every year (Landscape, Fountain, and Holiday) it was noted that we would like to start a Welcoming committee. Christie asked for volunteers. Rebecca Lacy, Nancy Schriener, Dana Sleeper and Nancy Fisch all agreed to work on this committee. We will be adding this committee to our website.

## **New business:**

Trey discussed Rise broadband issues. He indicated that we are not getting what we have paid for. He stressed to have all of us call them and complain so that an improvement will hopefully get done.

## **Voting:**

President: Wayne Martin nominated Christie Hermann, seconded Nancy Fisch. No other nominations were received. Christie Hermann was approved by all.

ACC: Stan Hermann nominated Wayne Martin as the ACC Chair. This was second by Scott Baker. Wayne Martin was approved by all.

Wana Baker won the \$50 gift card.

A motion was made to adjourn the meeting by Trey Sleeper. It was seconded by Courtenay Thomas. All approved and the meeting was adjourned.