

**Stonegate Texas Homeowner's Association**  
**Minutes for June 6, 2015 meeting**  
**Held at 2150 Purdue Drive at 4:00 p.m.**

**Attendees:**

Dana & Trey Sleeper

Jason & Nancy Fisch

Cody Glover

Christie & Stan Hermann

Rory & Joey Merz

Cindy & Keith Cullum

Wana & Scott Baker

Harry & Pam Everett

Nancy & Scott Shriner

Al & Ann Denson

Tricia Foster

Mary Moe

Christina & John Kearns

Jim & Tonya Rase

Julie & Mark Merrill

Mathew & Michelle Schley

Bob & Leigh Ann Clavenna

By Proxy: Wayne & Brenda Martin

Christie Hermann called the meeting to order. Christie welcomed all to her home and introduced new neighbors Julie and Mark Merrill to those attending. Christie then introduced Joey Merz as acting President until elections are held at the December HOA meeting; Eddy Smith has recently stepped down as President due to recent health issues.

The following Agenda items were then discussed:

**Financial Status:**

- Current Financial were circulated to view.
- As of May 31, 2015, the cash balance is 70,240.14.
- Electrical bill was high last December/January due to Christmas lights;
- Upcoming expected additional expenses outside of the budget include costs for street lights. The City of Lucas will be turning this expense over to the HOA as of September 1<sup>st</sup>. It is estimated to be approximately \$140 per month for the streetlights.
- 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. HOA is still paying for any materials that are needed for these projects. Current Balance still owed by Innovative Designs is \$3,782.03.
- No special expenses so far this year, however we will be looking at the potential for road repairs and a fence across the back of the park.

Joey Merz then took over the remainder of the meeting to provide updates on the various projects the Board is currently working on.

**Front Entrance Landscape:**

- The board is aware there is a crack in the front stone work. It is under warranty and the contractor will be repairing as soon as possible.
- We have been told we need to replace the front Sprinkler Controller box as it has been damaged by time and Ants.
- The Fountain has been repaired and is working.

**Gate Status:**

- Wayne Martin received the boards back from repair, one was fixed one was not. The bad one was sent back to the manufacturer once again. We expect to receive this in the next week and have the gates up and running shortly thereafter.
- The Gate Vendor suggested that capacitors on both motors should be changed, Wayne replaced the out gate one's, but has not yet replaced the in gate capacitors.
- Trey Sleeper moved the connection points on the gate arms and Wayne was able to fix the geometry so the gates should now put less stress on the motors. This has corrected an issue that was present from the initial installation.
- Trey & Stan Hermann straightened the keypad that had been damaged by a vehicle.
- Trey will be welding a couple small holes closed in the gate to prevent additional water damage.
- The Board believes we need to replace the gate openers which are going on 15 years old and incorporating this into next year's budget.
  - Wayne has received prices which are \$1,500 x 4 = \$6,000 (7 year warranty)
  - There may be some additional costs for installation and also a new keypad.
- An Exit Button for those walking when gates are closed will also be installed
- A Video Surveillance system for the gate will be installed sometime this summer. It will cost between \$1,000 and 1,500.
- The Board has decided based upon many requests, to keep the gates closed on weekends. This will start a couple of weeks after gates are repaired and video surveillance system is installed.
  - Delivery companies, Landscape companies and others will receive their own separate code to use on the gates. Do not share any personal codes with workers.
  - The HOA Board will monitor the gate activity. If anyone has any issues or concerns, please let one of the board members know.
  - If all goes well with keeping the gates closed on weekends, we will try to keep the gates closed at all times – except during school bus hours.

**Other Gate Notes:**

- Please be conscious if anyone is parked in the gate areas that they may be working on the gates and there is a safety concern of the gates swinging open while someone is in the middle of work activities. If you are exiting, please use the open in gate and don't drive through the out gate if someone is present in that area. An unexpected gate cycle could cut off a finger, hand or arm.
- Call 'Help' on keypad if you are locked out and it will directly call Trey or Wayne.
- Notify Wayne Martin if you are having an event to keep gates open for guests.
- Many thanks to everyone who has helped to maintain and work on the gates, especially Wayne and Trey as they have committed significant amounts of time which has saved the HOA thousands of dollars just over the last 12-24 months and not telling how much over the last 10 years.

**Park Update:**

**Playground Equipment**

- Great thanks to the Smith's for donating the cost of shipping the replacement parts to repair the playground equipment. We will be putting a placard on the playground to honor Veterans on behalf of the Smith's per their donation.
- The replacement parts for the playground have been received and we will be working to get the broken pieces removed from the existing equipment. The new parts will be installed with the assistance of Innovative Designs. We would like a couple volunteers with engineering experience to oversee and guide the work as this looks to be a pretty complex reconstruction project.
- Innovative Designs has already removed the mulch from the play area in preparation for the playground equipment. They have also cleaned up downed branches and sprayed for poison ivy.
- We will be ordering Kiddie Mulch post the reconstruction. Please make sure that children are not allowed to play on the playground until the reconstruction is fully completed and the mulch is replaced.

**Gazebo & Park Benches**

- The Gazebo and park benches are being cleaned and stained/painted. Innovative Designs will be providing the labor on this project.

**Trees & Grassy areas**

- The grassy area in the park is struggling. Due to the park almost always being in shade, the grass is unable to grow effectively. The board has discussed alternatives such as rock landscape, other grass types.
- It has been decided that the trees need to be trimmed and that this may reduce the shade enough for the grass to get back to normal growth.
- The board is getting bids on an Iron-rod fence for across the back of the park to prevent people from going down the trail to the creek due to safety reasons.
- Once the park projects are complete, we would like to have a "grand opening" for the park that will include a fun day for our kids including a snow cone machine

**Covenants Updates:**

- Joey Merz mentioned that based upon the December 2015 meeting, an amendment to the covenants has been written to allow a review process of large expenditures prior to making the disbursement. This proposed amendment is currently on the website under the listing for Covenants. Joey asked that all members review this document and provide any feedback. We will be voting on the addition of this amendment at the December 2015 meeting.
- Christie Hermann than noted that the process to update the Covenants is extensive, therefore if any other changes should be made now is the time to do it. Based upon this any neighbors finding other concerns or suggestions for changes to the Covenants, please contact a Board member. Again, all Covenant changes will be voted on at the December 2015 meeting.

**Covenant Enforcement:**

Joey then began discussions related to Covenant Enforcement.

- It has been suggested by several in our community that an outside firm to be in charge of enforcement of the HOA policies. This will allow a non-interested 3<sup>rd</sup> party to note the violations without any prejudice. It will also ensure more consistency in enforcement. The enforcement issues have caused a lot of animosity in the neighborhood. The board would like to maintain the peace and sense of community in our neighborhood. The board believes an outside company will allow this to more readily happen.
  - Only one proposal has been received from a management company to handle the enforcement issues. Several companies were contacted. Most companies would like to manage all of the HOA activities which are now handled by volunteers on the board. The company that did provide the bid was for \$250 per month to provide the enforcement of our covenants.
  - Mark Merrill suggested a management company should be used to provide all services for the HOA. AJ Alyatim thought that it shouldn't cost much because it is normally around 4% of collected revenue. Jason Fisch mentioned that when he was President, he looked into it. The estimates received were around \$1,000 – 1,500 per month. The reason it is more than 4% is because we are a small neighborhood and the management companies have a minimum cost. This pricing would make the option to have a management company provide all services for our neighborhood very difficult.
  - Christina Kearns pointed out that there will still be animosity if an outside management company is used to enforce the covenants.
  - Jim Rase indicated that ultimately the board (homeowners) will be responsible to enforce any citation. Therefore, why should we spend money hiring a 3rd party to send notices of non-compliance. While it may take off some pressure initially, the offenders will still have issues and a management company can't fix the issue. If our community was larger it might be necessary, but Jim does not think in our small area it would help. It would only cost money out of our budget. Also, it seems like the offenders are usually the same people.
  - Mathew Schley suggested an enforcement committee be created within the neighborhood to monitor covenant violations.
- Pam Everett made a recommendation made that if there are individuals homes needing attention that it be communicated privately;

- Dana Sleeper discussed future general emails to the neighborhood would be done as blind CC's
- It was also noted that the enforcement procedure is listed on the website and we will be following it specifically. This does include personal notification to violators.
- Mark Merrill suggested that a request be made to the City of Lucas if they would be willing to make code enforcement tours in the neighborhood;
  - It was noted that the City of Lucas has not normally been very prompt at their own city code enforcement; therefore we don't think they would be much help. However, we will look into it.
  - Again, it was noted that there is an enforcement policy that is posted on the website. Joey recommended that neighbors review that enforcement policy and make comments to the board concerning the policy if there are any concerns with the policy. This is the policy that we will be using as we move forward from this meeting.
- AJ Alyatim then noted that there is a general lack of communication within the neighborhood. Joey noted that there is a Stonegate website and also a Stonegate Facebook page that are used to distribute information. However, it was suggested that a newsletter would be helpful. Joey asked for volunteers to help put this together. There were no volunteers. Christie Hermann suggested that Evelyn Alyatim and Tonya Rase may be good at putting this together.
- Cody Glover suggested that we have a 'Yard of the Month' to induce people to maintain their yards. Al Denson then informed us of a program at Better Homes and Garden that allows us to use their name and provides suggestions on how to go about doing this for our specific neighborhood. Al will look into this more for us and the Board will take it under consideration.
- Michelle Schley commented that we should try to be good neighbors and find out what is causing someone to have covenant violations. She was concerned that an outside company would be too stringent and not concerned about the reasons behind the violations. As opposed to us as neighbors who may be able to help each other. Christie Hermann assured her that per the Board's discussion, the outside company would provide the list of violations and we would have the final say as to whether to pursue further action. The board is very willing to work with issues on a temporary basis, however for everyone's sake; on a long term basis the covenants must be followed. It is what everyone agreed to when they signed their closing documents to purchase a home in this neighborhood.
- Jason Fisch stated that he is tired of the violations and that we have been too lenient on everyone. He stated that he would like to see us have an outside company and start enforcing the covenants much more stringently. With a show of hands, the majority of members attending the meeting in the room agreed.

Joey then asked if there was any other Old Business to discuss, none was mentioned.

Joey then asked for new business and the following items were raised:

- Pam Everett suggested a neighborhood garage sale. Pam agreed to take lead on organizing this event.
- Cody Glover asked to post a neighborhood speed limit sign and possibly install speed bumps at selected locations. In addition, he asked that every driver be more aware of the kids in the neighborhood. The HOA Board will explore the options for the speed bumps and signs.

- Mathew Schley suggested a survey be conducted to find out other options of what to do with the park. He suggested possibly adding a tennis court. AJ Alyatim suggested adding a BBQ Grill. Cody Glover suggested adding a lookout point over the creek. The Board indicated they would take this under consideration.
- AJ Alyatim asked for an update on the status of the split rail fence behind his home. Christie Hermann indicated that the Board will review this and get back to him.

Christie Hermann made a motion to adjourn the meeting. Jason Fisch seconded the motion. The meeting was adjourned at 5:30.