

Stonegate Texas Homeowner's Association
Minutes for December 14, 2014 meeting
Held at 2450 Westchester Dr at 4:00 p.m.

Attendees:

Theresa & Eddy Smith

Dana & Trey Sleeper

Jason & Nancy Fisch

Cody Glover

Wayne & Brenda Martin

Christie & Stan Hermann

Rory & Joey Merz

Cindy & Keith Cullum

Wana & Scott Baker

Dinand & Ashima Vanvelzen

Harry & Pam Everett

Nancy & Scott Shriner

Al & Ann Denson

Rod & Gina Duncan

Clayton Foster

Christina Kearns

James & Tonya Rase

Manny & Betsy Ybarra

By Proxy: Leigh Ann Clavenna

By Proxy: Denise Hanatak

By Proxy: Andrew Cowan

By Proxy: Michael & Michele Webb

By Proxy: Kelley & Steven Starr

Eddy Smith called the meeting to order. A sign in sheet was passed around, 18 homeowners were present and 5 homeowners had provided a Proxy for voting.

2013 Meeting minutes were reviewed: Dana Sleeper made a motion to approve. Brenda Martin seconded. All voted in favor.

Christie Hermann presented a review of Lovejoy school petition from 2014. It was noted that both McKinney & Lovejoy denied our request to move Stonegate to Lovejoy school district. However, McKinney stated that would possibly change bus routes to make the ride shorter for our children, as well as participate in more activities in the Lucas area to make our neighborhood feel more included in McKinney ISD. At this point, we have not seen either action item. It was agreed that follow up to a possible bus route change promised by the McKinney school board should be done. Several homeowners agreed to again contact McKinney on this. Manny Ybarra brought up additional discussion related to the commissioner's court. It was noted that due to both school boards declining the request to move our neighborhood to Lovejoy school district, commissioner's court was not an option.

Landscape update was then presented by Dana Sleeper. Regarding the front entrance, Innovative Designs won the first bid, however once they got started and completed the fence around the pump station and some sprinkler repairs, they ran into personal problems and were unable to complete the project. The board then contracted with Shady Oaks Landscaping and finished the front project, with a few changes to the original list of items. It was agreed that the front entrance looks much better. A big

thanks to Rory & Joey Merz for updating the Christmas decorations. Dana once again asked for a volunteer to head up the landscape committee and did not receive any response.

Wayne Martin then presented an update on the front entry gate. All is working well at this time. A question was asked by Tanya Rase as to why the gates are not closed all day. Wayne responded that at this point, there has to be a way for the busses and delivery trucks to have access. This topic has been brought up at most HOA meetings in the past. Wayne indicated that if anyone knew how other gated communities handle daytime access to the community and can offer a better solution, we are willing to try. Wayne then noted that we are trying to repair the gates related to their unevenness. The recommended vendor has not sent a quote – although he has been told on multiple occasions that the quote will be sent. The intention is to also have the vendor straighten the keypad that was knocked over by a passing vehicle.

Wayne Martin then gave a brief update on the Architectural Committee. He indicated that nothing was outstanding at this point and reminded everyone to just send plans for landscaping and other changes to their property to the committee. At this time, the other members of the committee are Stan Hermann, Trey Sleeper & Leigh Ann Clavenna.

Eddy Smith then presented an update on the neighborhood park. Eddy is trying to replace the swing set. It has a lifetime warranty; however we would have to pay for shipping and installation of any new structure. It was noted that new city codes are now in place that will not allow for the concrete border around the swing set. Therefore, if we make changes, we will also have to remove the border. New codes are now in place that governs the mulch, as well. The mulch around the play equipment must be such that it doesn't hide Copperhead snakes. There are several sprinkler heads missing in the park that will need to be replaced in the spring. Creek erosion was then discussed. It was noted that a Plano engineer evaluated similar types of erosion on creeks in Plano and had the city provide a solution that stopped the erosion. Eddy is hoping to get the Lucas City engineer to evaluate our Creek bed and get a similar solution from the city. Dana Sleeper asked if we don't change swing set, do we still have to fix the border and the mulch? Eddy was not sure, but indicated he would check on it.

Joey Merz then gave a brief update on the neighborhood website located at www.stonegate-hoa.com. He noted that a calendar feature had been added, so if anyone has anything scheduled for the neighborhood, it can be added to the website. In addition, he asked for other suggestions of what people would like to see on the website. No suggestions were made.

Dinand Vanvelzen then presented an update on Internet options. At this time, our only real viable option to get a higher grade Internet would be to have HOA purchase the equipment as a commercial entity to install at the front of our neighborhood. Then everyone would have to share cost of becoming our own Internet provider. Dana Sleeper asked about pulling the lines to houses. Would individuals be responsible for cable if something goes down? Dinand indicated we might get warranty on the actual fiber, however we would probably pay a onetime fee for the actual installation and then we would have to pay additional for any maintenance required. Christie Hermann then asked if we have any idea what

kind of costs would be involved? Dinand indicated he had not gotten to that part yet. He did not want to spend extra time on the issue if everyone did not think it was the best route to go. Rod Duncan indicated he thought we already had Fiber. Nobody really knows for sure, Trey Sleeper thought it was empty conduit. Rod asked for ball park numbers. Ethernet is cheap can get at Home Depot. If we go with Fiber which lasts 50 years, it would be more expensive. However, we could then use it for Internet, TV and phone. Stan Hermann asked about a wireless approach instead of pulling fiber. Dinand stated it was a licensing issue. The termination points are expensive. Equipment at the gate to combine all lines would be required. It is probably 6 to 10 times more expensive for Fiber versus Ethernet. Jason Fisch asked if this would mean we all have to use the same provider. Also, what happens if we have a problem and the problem affects everyone –who would fix it? Infrastructure costs would be above and beyond. Stan recommended if we doing anything, we go wireless. Currently, Grande has contract for the wire in our neighborhood. Grande does not have plans on coming to our neighborhood with internet or TV options at this time. There did not seem to be a general consensus of everyone wanting to move forward, so we will not be pursuing this option.

Christie Hermann then presented an update on the financial status of the HOA. We went over our budget for the landscaping costs for the year, due to the initial contractor not completing the work on the front entry way. Christie discussed the bidding process that used for the front area and pump station fence work. Contractor issues were discussed. Approximately, \$9,000 was paid up front to the contractor while the work amount that was completed was \$2,000, with balance just over \$7,000. At this time, the contractor has apologized and indicated he would like to meet with the board to discuss the current status. We have sent a demand letter for a refund for the incomplete work; however we do not expect to receive any money from him. We are hoping that he will pay off what he owes us by doing in kind work during the coming years. The only other area to go over the initial 2014 budget was the use for the attorney to write the petition to try to change school districts. It was noted that we will not be renewing the contract with TruGreen for the HOA areas. The landscape committee will look for a new provider. Cody Glover than made a point that perhaps in the future, all contracts should be approved by all homeowners. Cody Glover than made a motion that going forward a plan should be developed related to contract approval to allow further review by all homeowners The motion to review the process was then seconded Trey Sleeper. The motion was then approved unanimously. The board will work on a new plan for contract approval.

Scott Baker than brought up a discussion regarding the park pathway safety. Options were discussed. It was noted that the homeowners own the property out to center of creek. It was noted that we should put up more of a permanent barrier to the creek walk as the sign is not adequate. The HOA board agreed to discuss this with Innovative Designs that owes us money from the incomplete landscape work.

The new budget for 2015 was then discussed. It was noted that extra funds were added to road repairs, as we expect to make some repairs on Edmonson Drive. A motion was made by Cody Glover to approve the 2015 budget. Trey Sleeper seconded the motion. A vote was taken and all approved.

There were no volunteers or nominations to run for the VP & Secretary treasurer. A motion was made by Scott Baker to keep the current Vice President, Dana Sleeper, and Secretary/Treasurer, Christie Hermann in their posts. The motion was seconded by Trey Sleeper. A vote was taken and all approved.

New business was asked for by Eddy Smith. It was noted by Rory Merz that there is a new watering schedules. If your house number is odd or even, you may water on the odd/or even Friday's. This allows for twice a month watering.

The Lucas city council meeting that was held in November was then discussed. Rory Merz reported on what her findings were related to the road repair on Forest Grove. Keith Cullum noted it was asinine. Christie Hermann talked about the meeting at Lucas Council about road updates. It was noted that there most likely be a bond election before any road repairs begin, and Forest Grove is 4th on the list of repairs. It will be a long time before we see any improvement.

Joey Merz motioned to adjourn the meeting, Jason Fisch seconded. All approved.