

**Stonegate Texas Homeowner's Association**  
**Minutes for January 06, 2019 meeting**  
**Held at 150 Saint James at 5:00 p.m.**

**Attendees:**

Scott & Wana Baker  
Brad Bradford  
Keith & Cindy Cullum  
Rod & Gina Duncan  
Mike Elliott  
Cody & Tiffany Glover  
Stan & Christie Hermann  
Lisa Irvin  
David Jennings  
Rebecca Lacy  
Wayne & Brenda Martin  
Joey & Rory Merz  
Chris & Mary Ann Ray  
Steven & Kelly Starr  
John Stemniski

Bruce Thomas  
Chris & Yolanda White  
Colleen Wilson  
Elwood Nolan & Rekia Walker

**By Proxy:**

Andy Cowan  
Al & Ann Denson  
Jason & Nancy Fisch  
Richard & Courtney Jones  
Scott & Nancy Shriner  
Trey & Dana Sleeper  
Mike & Michele Webb  
Manny & Betsy Ybarra

**Meeting called to Order:**

Cindy Cullum made a motion the meeting be called to order. It was seconded by Yolanda White. All were in favor. The meeting began at 5:15 p.m. Christie Hermann then thanked Wana and Scott Baker for hosting. Introductions of the Board members were made.

**Approval of Minutes from Prior Year Meeting**

A brief discussion was held concerning the previous meeting minutes. John Stemniski made a motion to approve. It was seconded by Brad Bradford. All were in favor.

**Review of 2018 Projects: Christie Hermann, President**

**Completed Projects**

- Replacement of the carriage lights at the front entrance
- Replacement of the street signs throughout the neighborhood
- Installation of sod at the front entrance and park
- New Sprinkler Controller for the park
- Jacking and stabilization of street erosion at two locations in the neighborhood
- New Christmas lights installed
- School Bus Drivers provided remotes
- Gate controller pad fixed with sticky numbers.
- Welcome committee formed and has provided welcome binders to new neighbors.

**Additional comments at this time:**

- It was noted that there is a broken sprinkler head near Brian Selen's house at entrance. Mike Elliott has agreed to check it out.
- Joey Merz noted that there is additional degradation of the road near the area that was repaired. HOA Board agreed to look at these areas.

# Stonegate HOA Annual Meeting Agenda

## 1/6/2019

### Outstanding 2018 Projects

- **Gate Dialing problems** have been due to Grande having problems with the phone lines. The problem is outdated hardware. Unfortunately, Grande is our provider, however they utilize equipment installed by AT&T and supported by Verizon. All 3 providers are pointing fingers at each other and refusing to take care of the situation. Wayne Martin recommended for all Stonegate residents to fill out an informal FCC complaint form. This can be used to push Grande for a solution.

Christie Hermann noted at this time that Trey Sleeper is on the City of Lucas committee that is examining internet service options for all residents. Unfortunately, we have no new options for Internet service at this time.

- **Painting of the Entrance Gate** This has not been done due to prior to painting, we need to drill holes in bottom to drain water. Then we must weld some of the problem areas. HOA Board plans to complete this project this year.
- **Additional Road Repairs** Bids for repairs came in at \$50,000 or more in 2018. We did not have the budget to do the full repairs. This year, we will at a minimum be sealing the cracks.
- **Lookout with Park bench overlooking the creek** HOA Board hopes to have this complete in 2019. Focus was on adding Sod to the park in 2018.

### Financial Report: Mike Elliott, Secretary/Treasurer

Total Assets at the end of 2018 were \$118,968.30. Total expenses for 2018 were \$28,604. This was well under the projected \$45,721 due to the roads not being completely repaired. The proposed budget was made available to all attendees. Mike walked through the main points on the budget. \$60,000 has been allocated to road repairs in order to allow us to finish the project from 2017. Budget normal expenses total \$30,395

It was noted that we need to raise our annual dues by \$100 in order to recover our road repair fund requirement of \$50k more quickly. This is also in anticipation of continued degradation of the neighborhood streets. Cody Glover moved to approve the budget, seconded by Lisa Irvin. All were in favor.

### ACC Update: Wayne Martin, ACC Chair

Wayne mentioned that all exterior projects need to be approved by the committee. New roofs do not need to be approved, as long as they are done with a similar material and color as to the existing roof. This will allow you to know if there are any easement and/or legal issues with your proposed project. Normally, this is done very quickly. Members of the committee include Wayne, Stan Hermann, Trey Sleeper and Rory Merz. Emails requests may be sent to [ACC@stonegate-hoa.com](mailto:ACC@stonegate-hoa.com)

### Enforcements Update: Bruce Thomas, Vice President

Parking in grass was mentioned; Christie reminded the owners that this is not permitted. It was mentioned that those residents/guests that cause damage to others yards should be responsible to repair them. General consensus is to enforce the "no parking on grass" restriction more tightly. Bruce has been in contact with individuals that have parked on the grass regularly in front of their own homes. Bruce discussed that no major enforcement issues have occurred this year. As usual, there were a few problems with septic systems and a couple of lawns not being maintained. The offending homeowner's have been responsive in trying to remedy the problems.

Loose dogs in the neighborhood was mentioned by Brad Bradford. It was noted that pictures of loose dogs can be posted on the Stonegate Facebook page to help find the owner. A recommendation was made to take photos of all dogs in the neighborhood. The pictures could then be added to the Homeowner's list on the Stonegate website. This will provide a central spot to help find the owner more quickly. The HOA board will try to implement this solution.

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Mike Elliott then mentioned that going to the back park and down to creek is dangerous. Mike mentioned to remind owners and family to not go beyond the sign. Joey mentioned that there may be an option to remove the HOA easement from the area turning the land back to the homeowners that back up to the easement. Those owners could then work on a solution to keep trespassers out. Colleen Wilson and Chis White are attorneys that live in the neighborhood. They agreed to help the HOA look into what it would take to remove the easement and what liabilities the homeowners would then have.

### **New Business:**

The addition of \$100 per year was discussed. Reason explained is to maintain the road repair budget to the required amount of \$50k. It will be on the Agenda to vote for at the next HOA meeting. We will then bill twice a year for those that would prefer to split the payment up.

Speeding cars in the neighborhood was once again brought up as a concern. The HOA agreed to pursue the addition of new signage that would include "No Parking on Grass" and "Slow down Children Playing 20 MPH" in a larger size. The signage will be similar to what is currently in Thompson Springs. HOA also will study speed bumps as a possible solution. HOA agreed to pursue the use of a speed monitoring system to see how the neighborhood is performing. Bruce noted that they will not be available by county PD so further investigation of this topic is to be done by the HOA.

Cody Glover asked about the removal of the pump station in the Park. It was noted that we are not able to remove the equipment as it belongs to the City of Lucas, but we could hide it in a different way. Currently a fence surrounds the pump. The Board will look into replacing the fence with bushes.

Christie asked for a volunteer to take over for the Christmas decorating committee. Colleen Wilson agreed to head this up.

Answering a question by Joey Merz, Christie noted that in 2019, the Board will begin looking into a possible new gate controller. The board would like to find out what the cost would be for a system that uses newer technology and has additional features. The Board will present its findings at the next annual meeting. The current system is almost 20 years old.

Mike Elliott noted that an electrician is needed to replace a breaker in the park used by the sprinkler system that is having problems.

Cody Glover asked if we were planning on replacing the Crepe Myrtle at the front entrance that was knocked over by the farmer several years ago. After a general conversation with all those at the meeting, it was decided that we would not replace it. We will try to trim the remaining portion of the crepe myrtle to look more like the rest of those up front.

### **Board Elections**

Christie Hermann nominated Bruce Thomas for VP, it was seconded by Wayne Martin. Mike Elliott was nominated for Treasurer by Joey Merz, it was seconded by Scott Baker. There were no other nominations. Both positions were approved by all.

### **Meeting Closure**

A motion was made to adjourn the meeting by John Stemmiski. Wayne Martin seconded the motion. It was approved by all and the meeting was adjourned.