



Stone Lake Estates HOA Board Meeting Minutes June 17, 2015

Board members present: Deb Gardner, Neal Lober, Josh Miller, Teresa Wolke, Elaine Stebbins, Kay Daigle, Karen Dubrow

Board members absent: Chris Chism, Jackie Huth

Homeowners present: Linda Ali, Eric Reis, Dianne Reis

Deb Gardner called the meeting to order at 7:11 p.m.

Open Forum: There were no speakers.

Secretary's Report:

Kay moved to approve the minutes from May 20, 2015 meeting. The minutes were approved unanimously.

Landscaping Report:

- The fountain is repaired and reinstalled. The Board agreed that it looks great.
- The large willow that fell down by the lake had no visible roots left. Hal cut up the top of the tree into small pieces. Elaine paid her lawn worker to haul it to the curb where the city picked it up. Elaine has received three bids to remove the trunk. The low bid is \$500.
- The sprinkler box at the pond is leaning badly against the ground. If Hal Stebbins cannot shore it up, Elaine will find someone to repair it.

Social Report: There was no social report in Jackie's absence.

Communications Report

Teresa sent board members a test of the new online directory. It's easy to use and ready to launch once we pay the additional online fees. Teresa will upload all the homeowners' emails. She will use the newsletter and a blast email to let them know how to access it. The homeowners will have the ability to set up their own usernames and passwords; if they forget their information or need assistance, Teresa will help them.

Safety Report: There was no safety report in Chris's absence.

Planning & Zoning Report

- Karen will attempt to talk to the Audi manager before contacting the city about their code violations, so they have a chance to fix the problem.
- There was discussion about the city requirement that garbage cans be stored by the house rather than next to the alley. Karen will look up the city ordinance and include a note in the newsletter regarding maintaining the trash cans in an upright position and collecting trash if it has fallen over or blown down the alley.
- Homeowner complaints about the St. Andrew parking lot have stopped since they moved the cars from the Audi dealership to the front lot rather than the new lot in the back.

Treasurer's Report

Of the 14 homeowners who had not paid 2015 dues by the May meeting, only 4 still owe. Josh will send another notice to those past due and mention the possibility of a lien on the property.

Old Business:

Policy Review Committee

- Deb reported that the committee hasn't had time to meet but will likely do so in July.
- Teresa has volunteered to join the committee already comprised of volunteers Neal, Deb, and Karen, as determined at the May meeting.

New Business:

Plano Beautification Grant Program

Program overview

Elaine reported that the purpose of these grants is twofold: to enhance the neighborhoods through reinvestment and to encourage community engagement. Plano City Council approved \$300,000 a year open to HOAs and non-profits. There are small grants of under \$2000 and large grants from \$2,000-\$10,000. The funding must be matched dollar for dollar from HOA funds.

Elaine met with city employee Esmerelda De La Cruz to discuss our possibilities.

The grant request must be written and submitted by July 31. We will have a year from the date of approval to complete it, so we can take money from our 2015 and 2016 budgets if finished by July of 2016.

Four basic categories of projects are available for grants: 1. enhanced gateways; 2. screening wall work, including repair, replacement, or vegetation; 3. community landscaping; and 4. lighting, either at a gateway area or on signs.

Suggested areas for the grant money in Stone Lake Estates:

1. Brick screening walls and entry repair

Elaine spoke to Mark Johnson at Architectural Stone about the lime run-off on the walls; he proposes initially grinding the brick down slightly, followed by treating it with chemicals and sealing it. His bid is higher than the previous one which Elaine received, but he seems to know more about treating this problem. If the church supports this and works with us, not necessarily monetarily, it gives us more points toward receiving the grant. Mark's bid is from \$2000- \$5000. The downside is that the city is opposed to chemicals.

Karen suggested we talk to Mark about collecting the chemical runoff as much as possible, or find out what techniques he uses to prevent chemical runoff.

2. Screening wall enhancement One

On Plano Parkway the brick wall is city property, but the greenery can be enhanced. We are missing 3 live oaks and a yaupon holly there that need replacing. The maximum would be approximately \$4000.

3. Screening wall enhancement Two

The screening wall on Jubilee belongs to our HOA. We previously received two bids of \$3000 and \$4300 to fix the 17 spots that need replacing in the fence.

4. Park development and improvement

We have lost three trees over the past few months and Elaine suggests we replace trees at a cost of \$1,000 - \$2,000. Elaine feels that we need an expert to propose the best locations and types of trees. Karen suggests the city may have an expert to help us without charge.

Other discussion

Possible future grant requests: new fountain, cameras, or more lighting.

Ms. De La Cruz at the city indicated that this should be one big package to provide us the best chance of receiving grant approval.

Josh says we had \$5000 new landscaping and \$3000 tree trimming in the 2015 budget that could be used, but some will be used to remove the dead tree.

The total proposal would cost \$10,000-\$15,000, including the grant. Our share would be half of the total.

Deb suggested that we begin with the brick wall in the fall if we receive the grant. Elaine said we will have to fit the brick wall cleaning into the company's schedule.

The HOA will be notified by mail and phone about the decision within 30 days of the deadline.

Elaine moved that the HOA submit a proposal to the City for a matching Beautification Grant to enhance our landscaping projects. Karen seconded and it was approved unanimously.

The next meeting will be held July 16 at 7:30 p.m.

The meeting was adjourned at 8:18 pm.