



Stone Lake Estates HOA Board Meeting Minutes Aug 15, 2017

Board members present: Karen Dubrow (President), Linda Ali (Vice-President), Padraig O'Suilleabhain (Secretary), David Tacher (Director of Communications), Elaine Stebbins (Director of Landscaping), Mark Johnson (Treasurer), Carol Troyer (Director of Safety), Dianne Reis (Director of Planning and Zoning)

Board members absent: Nicoleta Chouinard (Director of Social Activities)

Homeowners present: Kurt Pimentel, Hal Stebbins

Karen called the Board Meeting to order at 7:33 PM.

The minutes of the 17 July 2017 Board Meeting were reviewed and unanimously approved.

Old business: Steeplechase Park

The proposal by St Andrew Methodist United Church, to expand parking capacity by annexing almost 4 acres of the SE corner of Steeplechase Park for 156 new parking spots, was discussed. A number of Board members and residents had attended the July Plano Parks and Recreation meeting at which this was debated. It was noted that almost every resident who spoke, particularly if from SLE or adjacent neighborhoods, was resistant to any change to Steeplechase. In particular, they expressed clear objection to the public restroom, and this amenity appears to now be dropped from consideration.

SAUMC had subsequently mailed residents with a survey on which amenities to include. The tone of the cover letter created an impression that the decision to develop the park had been made. Karen had emailed Robin from P&R to object to this. Robin advised that a decision has not been made. The City is giving opportunity for local residents and SAUMC to come to mutual understanding; if none is reached, this will be conveyed to the P&R board meeting September 12.

Concern was expressed that any placement of parking spaces in the park would automatically convert it from a "neighborhood" to a "community" park designation which would require lighting, but the city advises that this is not necessarily so, there are "special use" parks, for example at Willow Bend Polo.

Some support was expressed for the hike-and-bike trail, until it was pointed out these would necessarily be 8 feet wide for city vehicles. Interest in the trail evaporated. Among the other potential improvements to Steeplechase, there was most interest in 1) sand volleyball court, 2) water fountain, 3) renovation of the current pavilion and basketball court, 4) addition of landscaping, 5) erosion protection near creek.

The potential for a multi-floor garage (3 floors permitted in zoning; it was speculated that 2 might be all the church would erect in the short term) on the north east portion of church property was discussed. If this occurred there might not be addition to the tree barrier currently in place between this and SLE. The garage would be undesirable from our perspective. Church representatives were asked at one of the recent meetings if they would forgo the garage rights should the lot be created: they were not willing/authorized to make this commitment. Viewpoint was expressed that a verbal or written undertaking on this would be insufficient guarantee, relative to a zoning change.

There was not unanimity on the most- to least- desirable outcome from perspective of SLE residents: garage without any Steeplechase development, lot on Steeplechase without any other changes, or lot on Steeplechase with at least some amenities desired by neighbors.

There was debate on the desirability of HOA Board expressing a position on behalf of SLE, with the understanding that this does not limit the voice of any residents with differing opinions. Ultimately it was felt that if our Board could come to a substantial majority position, this should be communicated on behalf of SLE. After discussion the following position was approved, 6 in favor, 2 opposed, which Karen can communicate: "Our preference is that there be no change to Steeplechase Park. If the church's zoning is changed to prohibit a parking garage, we would be open to installing a parking lot on Steeplechase under certain conditions: that the "neighborhood" character of the park not change, that no public restroom be installed, that lighting be limited. If park

improvements are to be undertaken, priority be given to repairing the current facilities and installing landscaping, a sand volleyball court, and drinking fountain. “

2018 Board election:

The solicitation in the July newsletter received no potential contenders. Direct outreach to neighbors by current officers has not yet converted to any new commitments. Padraig will prepare a notice for David to send around the first week of September listing residents running for each position, and appeal for unfilled positions, and providing a deadline for applicants no later than October 9th. The ballots must be mailed by Oct 14th.

Reports of officers:

Social:

- A block party is being planned for 26th August, with “back to school” theme. This will be at the pond, with a bounce house, and a “Dillas” food truck will be available with food for purchase.

Treasurer:

- There is approximately 62 thousand dollars in the checking account and 42 thousand dollars in the savings account.
- Eight people have not yet paid their 2017 dues.

Safety:

- Three alerts were sent this month: an aggravated robbery near DNT-Plano Parkway; two robberies at Chase Bank ATM at DNT-Parker; and another case of “jugging” in the same area.
- October 3rd is National Night Out. A Plano police officer is scheduled to attend our event by the pond, 6:30-7:30pm.

P&Z:

- One application to ACC, for a fence, approved.

- Very little happening at City zoning department this month: a few proposals to amend city ordinances (awning regulations, sign regulations etc), one request for a private club permit at Preston and McDermott, and a amendment to proposed zoning change at Alma and Plano Parkway.

Landscaping:

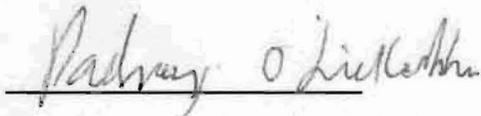
- The fountain once again inactive following 3 inches rain this past weekend, but thankfully has not become unmoored. The contractor will likely come and reset it shortly.

Next meeting will be held on Monday 18th September 2017 at 7:30 PM at Dianne's home 5904 Pebblestone.

Meeting adjourned at 8:53 PM.

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The above meeting minutes were approved by the Board on Sep 18th, 2017



Padraig O'Suilleabhain, Secretary