



Stone Lake Estates HOA Board Meeting Minutes June 21, 2016

Board members present: Deb Gardner, Elaine Stebbins, Sean Murphy, Linda Ali, Mark Johnson Dianne Reis, David Tacher and Carol Troyer.

Board members absent: Karen Dubrow

Homeowners present: Eric Reis 5904 Pebblestone, John and Sylvia Nelms 5924 Lodestone

The President called the meeting to order at 7:04 PM.

Open Forum: Nothing to report.

The President opened the board's working session at 7:05 PM.

Secretary's Report:

- **Approval of Minutes:** — It was moved and seconded to approve the minutes from the May 17, 2016 meeting. The minutes were approved unanimously.

Landscaping Report:

Current Grant:

- Dredged settling basin; cost is \$2,850 (vs \$2,000 budgeted); work completed June 19th ; Espinoza Excavation brought in 2 large pieces of equipment; dug out the grasses and silt from settling basin; deposited that materials along the creek bed just south of the basin; graded the banks; smoothed out the ruts; grass and honeysuckle were disturbed, but will grow back.
- Work is in progress to thin or trim approximately 70 trees at a cost of approximately \$3,500.
- Landscape and irrigation work has been completed (May 25th) for \$9,000.
- Work on Parkwood entrances was completed (May 25th) for \$1,300 (vs \$2,100 budgeted).
- Masonry work; \$1,100 is still pending.
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Iron fence damage behind 1405 Tree Farm:

- The damage was reported to the 2014 board and remains in need of repair. The damage was caused by a Homeowner and it was discussed who should be responsible to repair or replace the damages to the fence.

Proposed New Fall 2016 Grant:

- Deadline for submittal is Aug 1st ; Board will need to vote on the HOA's participation at July 19th meeting. The Board was generally supportive of submitting an application for a Fall Grant, but a motion was not considered.
- Spillway Iron fence needs repair; costs should be in the \$2,500-\$4,000 range.

- Need to replace lights at all gateway entrances; estimated costs \$1,500-\$2,000.
- Enhance privacy on Plano Pkwy east of Balcones; estimated costs \$1,500.
- Tree trimming along creek; estimated costs \$1,500-\$2,500.
- Enhance Plano Parkway entrance west of Balcones; estimated cost at \$1,000 to \$2,000.
- Rain sensors for 3 out of 4 sprinkler controls; estimated costs \$600.
- Repair gate lock on Parkwood; TBD
- Replace Private Property signs; TBD.
- Total: approximately \$8,600-\$12,600; this range is an estimate and not a firm number.

Social Report:

- The reestablishment of a Welcoming Committee was discussed. Generally, the Board is supportive of reforming this Committee, but specifics need to be worked out. The Social Director will look into the details of getting this Committee up and running.

Communications Report:

- Nothing to report.

Safety Report:

- Replacement of the Video Monitoring signs was discussed. Old signs may be in the storage space. Initially, a vote was taken to either find the old signs or buy new ones if the old ones cannot be found, but the motion was later tabled in Old Business below.
- Users of “Next Door” website need to be aware that their comments can be read by people outside the Subdivision unless they restrict their distribution to the Stone Lake Estate readers. Some comments that the writers publish may not be appropriate for distribution outside the Homeowners of our subdivision.

Planning & Zoning Report:

- No new Zoning requests have been made that would impact the subdivision or the HOA Property or any adjacent areas. The closest case involves a rezoning case at the Baylor Heart Hospital complex where a parking garage has been torn down to make way to a high rise medical or hospital building.

Treasurer’s Report:

- The HOA is generally on budget as of this meeting.
- The Annual Assessment collection is winding down with 11 outstanding accounts overdue and remaining to be paid. Treasurer will continue his efforts to collect these 11 overdue accounts. Treasurer will contact the Secretary to get email addresses for the outstanding accounts.

Old Business:

- Committee to review the Bylaws and Covenants:** Progress of the Bylaws and Covenants Committee was discussed. Four meetings have been held, two were organizational meetings and two were substantive meetings with various proposals being discussed. The committee will continue its work honing down the number of proposals which will be presented to the Board for consideration. Some of the proposals include, without limitation, erection of solar panels, fines to be set or calculated as a percentage of the HOA Annual Assessment, notice of incurrence of legal fees, maintaining a book of mortgages, requirement of Vice President to run for President the following year and other proposals.
- Process to get new Homeowner's emails:** There was a short discussion regarding how the Board can get the email addresses and phone numbers for new homeowners. The Treasurer will attempt to get email addresses and phone numbers for new Homeowners as the purchase their homes in the Subdivision and the transfer fee is collected.
- Security cameras and video monitoring signs:** There were discussions regarding the installation of security cameras and video monitoring signs. It was decided to investigate the installation of video cameras to read license plates and scan the entrances and exits to the subdivision (Willow Bend Lakes was mentioned as a good example of this kind of surveillance) which could reduce or eliminate the need for the signs. Several cameras were discussed with the general consensus being that we want cameras that can read license plates and record for a long enough period to retrieve the data for delivery to the police if needed. The purchase of new Video Monitoring signs was tabled until the next meeting to investigate the installation of cameras. The old signs may be located in the storage unit and determined whether they are still usable.
- Resolution addressing the 2014 violation letters ("Letters"):** The Board discussed a resolution to address the Letters with several amendments being offered to the original resolution and discussed. None of the proposed amendments was adopted. The Resolution, among other things, acknowledged the erroneous nature of the Letters, that the Letters should not have been issued and declared that the Letters have no force or effect and resolved that no such letters of this kind would be issued by this 2016 Board. The President called for a roll call vote with the following Directors voting in the manner indicated, resulting in a 7 to 1 passing vote in favor of the Resolution:

President:	No
Vice President:	Absent
Secretary:	Yes
Treasurer:	Yes
Landscape Director:	Yes
Social Director:	Yes

Planning and Zoning Director: Yes

Safety Director: Yes

Communications Director: Yes

Next meeting will be held July 19, 2016 at 7:00 PM at Reis' home at 5904 Pebblestone.

Meeting adjourned at 9:14 PM.