



Stone Lake Estates HOA Board Meeting Minutes July 19, 2016

Board members present: Deb Gardner, Elaine Stebbins, Sean Murphy, Linda Ali (by phone), Mark Johnson (by phone), Karen Dubrow, Dianne Reis, David Tacher and Carol Troyer.

Board members absent: None

Homeowners present: Eric Reis of 5904 Pebblestone and Carlton Karlik of 1416 Beaver Creek

The President called the meeting to order at 7:30 PM.

Open Forum: The Social Director noted that over the past two months, there was variability in the way last minute requests for additions to the meeting Agenda were handled. She asked that such requests be processed in a consistent manner in the future.

The President opened the board's working session at 7:35 PM.

Secretary's Report:

- **Approval of Minutes:** — It was moved and seconded to approve the minutes from the June 21, 2016 meeting. The minutes were approved unanimously.

Landscaping Report:

- The fountain was turned off due to severe weather, but failed to restart after the weather disturbance passed. The fountain motor was removed and is being examined for repair or replacement.

Social Report:

- National Night will be held in October.
- A Block Party (not related to HOA or Board activity) is being held on the evening of August 13, 2016. The Board generally agreed to offer assistance to the group holding the Block Party and to offer advertisement in the Newsletter. The President will contact the Block Party organizers to offer the assistance.

Communications Report:

- Nothing to report.

Safety Report:

- Many homes continue to be illuminated at night and early morning. The Safety Director suggested that more homes illuminate to discourage criminal activity.
- Use of video cameras was discussed. Reviews of cameras have been varied. Some other subdivisions have used an Ultra 46 HD Trail Camera and have reported general satisfaction. It was suggested to purchase (approximately \$219, plus tax) and try one (1) of these cameras in the Subdivision to assess its capabilities, especially to legibly record license plate numbers.

Planning & Zoning Report:

- No new Zoning requests have been made that would impact the subdivision or the HOA Property or any adjacent areas.
- A proposal regarding the installation of solar panels was received by the ACC. Installation of solar panels was briefly discussed. Texas law prohibits HOAs from restricting the installation of solar panels as long, as the installation complies with certain limitations described in the Texas Property Code (fenced in or installed below a ridge line of the roof, etc. as enumerated in 202.010 of the Texas Property Code).

Treasurer's Report:

- The HOA is generally on budget as of this meeting. The HOA has approximately \$70,000 in checking and \$41,000 in savings. PR Landscaping owes the HOA approximately \$500 which will need to be recouped or repaid.
- The Annual Assessment collection is winding down with 10 outstanding accounts overdue and remaining to be paid. Treasurer will continue his efforts to collect these 10 overdue accounts. Treasurer will contact the Secretary to get email addresses for the outstanding accounts.

Old Business:

- **Welcoming Committee:** The reestablishment of a Welcoming Committee was discussed. Several items were discussed for welcoming a new Homeowner such as giving them SLE stickers, a Directory, get their email address for HOA communications, suggest joining Next Door and other helpful items. The Social Director will be responsible for this committee and welcoming new Homeowners to the neighborhood.
- **2016 Fall Grant from the City:** Application for funds from the City of Plano under the 2016 Fall Grant was discussed. It was moved and seconded to apply for a Fall grant seeking \$8,800 from the City of Plano and the HOA would supply \$2,137.50 in volunteer services (using the per hour rate under the Grant rules and regulations) and \$6,900 in funds spent for certain landscaping and improvement activities described in the application. The motion passed, limiting the HOA expenditure to \$6,900 and the

commitment to secure the volunteer hours needed to satisfy the \$2,137.50 per the application to be submitted.

New Business

- **Committee to review the Bylaws and Covenants:** Progress of the Bylaws and Covenants Committee was discussed. This Committee met July 16, 2016 to discuss maintenance of City property under the Grant program; the order of business at Board meetings; increasing the time between the Annual Meeting and the next ensuing Board meeting; and increasing expenditures that are higher than budgeted. The next meeting will be July 26th to discuss future plans for annotation of the Covenants and Bylaws to Texas Law and the ranking of proposals to be submitted to the Board by August 23rd. The Board tentatively agreed to hold a Special Meeting on September 6th at 7:00PM to consider the Committee's proposals.
- **No Littering signs:** The installation of no littering signs was discussed, but it was decided generally that the installation of the signs would be a useless gesture and not impact the accumulation of trash on Parkwood or Plano Parkway.
- **Repeal of the Covenant Enforcement and Fining Policy ("Policy"):** Repeal of the referenced Policy was discussed. The Policy is not required by Texas Law. It was moved and seconded to repeal the Policy and remove it forthwith from the website and table discussion of either adding annotations to the Covenants and Bylaws regarding fining or writing an abbreviated policy to reference and conform the Policy to track and be in accordance with Texas law, or both. The motion passed by an 8 to 1 vote. If the Policy was filed in the real property records of the County, then a notation will need to be placed in these same records showing that it was repealed.

Next meeting will be held August 16, 2016 at 7:00 PM at Carol Troyer's home at 5941 Pebblestone.

Meeting adjourned at 9:17 PM.