



# Stone Lake Estates HOA Board Meeting Minutes September 27, 2016

**Board members present:** Deb Gardner, Elaine Stebbins, Sean Murphy, Linda Ali, Karen Dubrow, Dianne Reis and David Tacher.

**Board members absent:** Mark Johnson and Carol Troyer

**Homeowners present:** Mary Tacher 5920 Lodestone.

The President called the meeting to order at 7:07 PM.

**Open Forum:** Nothing to report.

The President opened the board's working session at 7:08 PM.

## **Secretary's Report:**

- **Approval of Minutes:** — It was moved and seconded to approve the minutes from the August 16, 2016 meeting. The minutes were approved unanimously.

## **Landscaping Report:**

- Fall grant funds in the amount of \$9,600 have been received from the City of Plano.
- Shrubs and trees planted along Plano Parkway are growing over the wall and into our subdivision over the southern alley on Pebblestone. The Landscaping Director will arrange trimming of these shrubs and trees in the near future.

## **Social Report:**

- National Night will be held October 4, 2016 beginning at 6:00PM. A reminder notification will be issued by the Communications Director. Pizza, desserts and drinks will be provided by the HOA.

## **Communications Report:**

- The website has been updated regarding the National Night Out and Cleanup day. Newsletter was sent out with only no emails being rejected. The Newsletter had a 57% open rate this past month.

## **Safety Report:**

- The crime watch bulletins have not been updated on the police website since the end of August.
- September 2, 2016, a vehicle break-in occurred on Pebblestone. The truck was parked in the rear driveway. Cameras captured the suspect in action and the footage was turned

over to the police. This was the same house that experienced another vehicle break-in August 30. That vehicle was parked in front. Police have camera footage of that as well.

- An open records request was obtained for the evening of September 4, over Labor Day weekend. The police surmised that the suspects were “unruly youth”.
- Contacted the Steeplechase president re recent crime. Steeplechase has had only one incidence of door banging. They have not had any break-ins. Information will be shared between our communities going forward.
- Contacted Mike Nguyen, the camera expert Mark Dawson recommended. Mike is planning on driving our neighborhood and making recommendations. At this time, a meeting has not been arranged.
- Information from Mark Dawson’s safety seminar was included in the September newsletter.
- Spoke with the Crime Prevention Unit of the Plano Police Dept. and asked about the entry signs that provided a drop down number to call for crime alerts. They said they have not used those in at least ten years. The ones that Steeplechase is currently using must be old ones. Even if we were able to get them, we did not see the need to utilize them because we have e-mail alerts and Nextdoor for sharing information.
- Plano Police are patrolling our streets and alleys. Good to know they are there!
- Lastly, on September 7, one of the suspects (Kenneth Demarcus Cash) from the break-in and shooting September 1, (6600 block of Briar Ridge Lane) has been caught. The other suspect is still at large.

### **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 a new roof was handled by the Chair of Architectural Control Committee. No approval was required as the new roof was replacing an existing structure in a substantially similar manner.
- St. Andrews UMC (our neighbor to our east) will embark on a construction plan for its campus. The Board will look into creating a committee to monitor their plans and construction to ensure compliance with their stated plans and to minimize any impacts to our subdivision. The St. Andrews website has the plans for construction. An Agenda item for the next Board meeting will be the creation and staffing of this committee.

### **Treasurer’s Report:**

- The HOA is generally on budget as of this meeting. The HOA has approximately \$47,000 in checking and \$42,000 in savings.
- The Annual Assessment collection continues to wind down with only 1 outstanding account overdue and remaining to be paid. Treasurer will continue his efforts to collect this overdue account. It was noted that this one account has been chronically overdue for some years with only one year’s Assessment being paid over the last few years. Contact with that Homeowner will be attempted to resolve this outstanding balance.

## Old Business:

- **Security Signs and monitoring devices:** These items were tabled until the next regular meeting of the Board.
- **Bylaws and Covenants Committee:** The final report of this committee was reviewed and discussed in detail. It was moved, seconded and approved by a five (5) to two (2) vote that the following seven (7) Amendments to the Covenants or Bylaws, as indicated below, be sent to the Homeowners for a vote in accordance with the relevant document:

1. Amend Article 6.2 of the Bylaws to delete the last sentence of Article 6.2. The current language proposed for deletion reads, “The Vice President shall be a candidate for the duties of President at the next election of Directors.”
2. Amend Article 9.01 of the Covenants by replacing the initial clause and subparagraph (a) with the following: “9.01 Architectural Control. Architectural Control shall be supervised by an Architectural Control Committee, hereinafter called “Committee”, in the following manner: (a) The Committee shall consist of the Director of Planning/Zoning and two other Directors appointed by the Board.”

In subparagraph (c), delete the clause beginning with “, provided, however, that no such approval shall” through the end of the sentence.

In subparagraph (e), delete the clause beginning with “provided, however, that the Construction Group may” through the end of that sentence.

Add a new subparagraph (f): “If the Committee does not approve an Owner’s request, the Owner may appeal the decision to the Board. The Board must rule on the appeal within thirty (30) days or the request will be deemed approved.”

3. Amend Article 5.6 of the Bylaws to change “ten (10) days” to “thirty (30) days”.
4. Amend Article 5.1 of the Bylaws by adding “Each Director must be a Member of the Association.”
5. Amend Article 8.21 of the Covenants by deleting “and must be screened from view from any street”.
6. Amend Article 11.04 of the Covenants by deleting the Article title and the first two (2) sentences of the Article and replace with the following: “11.04 Imposition of Violation Fines. In the event that any person fails to cure (or fails to commence and proceed with diligence to completion) the work necessary to cure any violation of the Covenants and Restrictions contained herein within thirty (30) days of receipt of written notice from the Board designating the particular violation (or such longer period as may be required by law), the Board shall have the power and authority to impose upon that person a fine for such violation (the "Violation Fine") of twenty-five percent (25%) of the current Association dues. If, after the imposition of the Violation Fine, the violation has not been cured or the person still has not commenced

the work necessary to cure such violation, the Board shall have the power and authority, upon sixty (60) days written notice (or such longer period as may be required by law), to impose another Violation Fine of fifty percent (50%) of the current Association dues.” The remaining text of the said Article will remain as such text currently exists.

7. Amend Article 10.1 of the Bylaws by deleting said Section 10.1 in its entirety.

- Certain other proposals regarding Articles 6.3 and 5.14 of the Bylaws and Article 4.06 of the Covenants will be considered by the Board at a later date for implementation as policies of the Board.
- The Annotations to the Covenants and Bylaws were moved and seconded for approval and were approved as presented by the Committee by a unanimous vote.

### **New Business**

- **Ballots and Nominations:** The Communications Director will send an email blast to all Homeowners on October 1<sup>st</sup> seeking nominations (name and interest for a position) to the 2017 Board and imposing a deadline of October 17<sup>th</sup> for a response. All responses are to be sent to the Secretary.
- **Proposed Schedule of future dates:** It was suggested that December 9<sup>th</sup> be set as the Annual Meeting, that Ballots be issued no later than November 9<sup>th</sup> and that the building of the Ballot begin October 9<sup>th</sup>. No vote was taken on these dates.

**Next regular Board meeting will be held October 18, 2016 at 7:00 PM at Tacher’s home at 5920 Lodestone.**

**Meeting adjourned at 10:14 PM.**