



# Stone Lake Estates HOA Special Board Meeting Minutes regarding Proposed Policies December 5, 2016

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

**Board members absent:** None

**Homeowners present:** Eric Reis 5904 Pebblestone

The President called the meeting to order at 7:18 PM. The purpose of this Special Meeting was to review three proposed policies and review preparations for the Annual Meeting.

## **Old Business:**

- **Proposed Policy to address Homeowner’s maintenance of lawns and fences (“Maintenance Policy”).** The Social Director introduced the proposed Maintenance Policy and Landscaping Director explained the evolution of the different proposals. After a lengthy discussion, it was moved, seconded and passed by a 7 to 2 vote, not to adopt a formal Maintenance Policy.
- **Proposed Budget Increase Policy (“Budget Policy”):** The Social Director introduced the proposed Budget Policy. After a discussion of this proposed Budget Policy, it was moved, seconded and passed by an 8 to 1 vote, that the Board adopt a formal Budget Policy which would include the following:
  - (1) if the Board desires to consider a proposal to increase the annual Budget by more than ten percent (10%), then the Board must publish a special notice to the Homeowners informing them in detail of such a proposal, using the same time requirements for notice related to Agenda items for a regular meeting, and
  - (2) the Budget compared against actual expenditures and revenues be published quarterly on the website.
- **Proposed Meeting Participation Policy (“Meeting Participation Policy”):** The Social Director introduced the proposed Meeting Participation Policy. After discussion, it was moved, seconded and passed unanimously, to amend the existing Rules of Order to insert the following sentence before the penultimate sentence of such existing Board Rules of Order, Section I (B):

All regular meetings of the Board must include an Open Forum during which any Homeowners in attendance must be allowed to address the Board for at least five (5) minutes per homeowner.

- **Annual Meeting Logistics:** Plans have been finalized for the Annual Meeting at Gleneagles Country Club. The meeting will commence at 7:00PM. A table will be in the foyer for check in and a small room will be available for counting votes.

**Meeting adjourned at 8:55 PM.**