



Stone Lake Estates HOA Board Meeting Minutes Thursday March 26, 2015

Board members present: Chris Chism, Deb Gardner, Neal Lober, Josh Miller, Teresa Wolke, Elaine Stebbins, Jackie Huth, Kay Daigle

Board members absent: Julie Raecek

Homeowners present: Linda Ali, Laura Anderson, David Anderson, Eric Reis, Dave Bubas, Mary Tacher, Davide Tacher, Mark Johnson, Karen Dubrow

Deb Gardner called the meeting to order at 7:05 p.m.

Open Forum:

- Linda Ali—

Wants more information about the policies posted on the website. She mentioned outdated policies, specifically that the Documents Inspection and Copying Policy has the wrong address.

2014 board members said the policies were approved at the end of 2014 as a best practice. The purpose of the Documents Inspection and Copying Policy is to defray the cost of time and copying to the homeowners.

Kay noted that at the February board meeting the Documents Inspection and Copying Policy was amended to fix the address. It is online.

- Eric Reis—

Suggested a policy committee be formed to take another look at all policies.

Requested a copy of the detailed budget with the totals from 2014. Josh brought copies to the previous meeting, and handed Eric a copy on request at this meeting.

Requests to know when action would be taken to record actions taken in 2014 between meetings.

- Dave Bubas—

Is concerned about St. Andrew's everyday use of the new parking lot by the nearby car dealership, resulting in a lot of activity and noise to his area of the neighborhood. When the church requested to build the lot, it was for overflow on Sunday and special events.

Linda Ali said that last year she talked to the pastor who said that it was temporary to the construction. Because that is near completion, she feels the cars will be out soon.

Deb said that she will have Julie follow up.

Deb Gardner opened the board's working session at 7:27 p.m.

Approval of Minutes:

Kay moved to approve the minutes from Feb. 18, 2015 meeting. Minutes approved unanimously.

Directors' Reports

Secretary's Report:

Kay has filed the updated amended Document Inspection and Copying Policy with Collin County, and a copy is on our website.

Landscaping Report:

- The fountain lights are fixed. Elaine drove by the other evening and the fountain looked great.
- New sod was installed to curb erosion on the east side of the pond on March 17. They installed the only St. Augustine variety not likely to have root rot. It requires watering and the hose isn't long enough, so Elaine will purchase a new hose out of the budget. Elaine will do the best she can to keep it watered.
- Elaine contacted McFall Masonry about the lime seepage on the brick walls and the new sign near the pond. They indicated that lime comes from mortar, and it will take a power wash and harsh chemicals to clean it. The cost will be \$1500 - \$2000 to both clean and seal it. We cannot put vines there to hide it because there are no sprinklers there. Elaine has contacted St. Andrew, but she feels we will need to pay for it.
- Beavers are again eating crape myrtles at the pond, so Hal Stebbins will wrap the trunks with chicken wire.
- Josh brought up that there are no funds budgeted for wrought iron fencing that may need repair.
- The board discussed whether the fences or the brick is more urgent. Neal suggest that because the fences are both an aesthetic and safety issue, we should determine which sections need work first and start there. Karen Dubrow said the brick is a problem as neighbors try to sell their homes. Neal suggested Elaine get quotes for the fences, and then we will determine what to do.

- The Great American Cleanup is coming up April 18, but because we recently had a cleanup day, she is not making plans for us to participate as a group.

Social Report:

- The Easter Egg hunt is planned for this Saturday at 10:00. It will include a face painter, donuts, coffee, the Easter Bunny, photographers, and a wagon from St. Andrew UMC to promote the food drive. Residents are encouraged to arrive early so the hunt can begin at 10:00 sharp.
- Photographs from the Easter Egg Hunt will be posted online and available for residents to download.
- Our next social event is a block party planned for April 18, the same day as the Great America Cleanup. Information will be posted online immediately following the Easter Egg Hunt.
- Teresa says the Easter Egg Hunt pictures should be posted on Facebook, not the website.

Communications Report

- Teresa will adjust the events calendar on the website to show which events have already been held.
- Content for the April newsletter is due on April 1.
- Last year, the board discussed having a secure section of the website to post an online directory and other private information to share with neighbors. Our website host, Weebly, now offers membership sections that would allow neighbors to set up accounts and log in. Teresa would have to manually add and remove users as they move so that the website remains HOA members only. Initial estimates are that website costs would rise from \$84 to \$240 a year.

Ms. Ali mentioned that the old site offered one login rather than individual logins. Teresa's concern is that people who move would still have the login if there is one. The downside of a members only section is the need for a lot of maintenance by the communications director. Several board members expressed opposition to one login.

Neal mentioned that the cost of the upgraded website is much less than printing the directory. Posting phone numbers, emails, and children names needs security.

Neal brought up the possibility of putting the directory on Google and adding members to it.

Teresa will do additional research and come back to the board at the next meeting.

Safety Report:

- Chris encouraged homeowners to sign up for Next Door because it keeps everyone updated.
- Chris reminded us that all homeowners need to continue keeping porch and back lights on constantly. Although some burglars have been caught, the possibility of burglary is constant.
- Ms. Ali will pick up the parking stickers for Stone Lake residents tomorrow. Residents can pick them up at her house.
- Neal asked Ms. Ali to add Teresa (as the board's communication chair) as an administrator for the Next Door group. Ms. Ali agreed to do this.

Planning & Zoning Report

- Because of Julie's absence, there was no actual report.
- Deb suggested that the board create a new architectural committee. It will be comprised of Chris, Jackie, Kay, and Julie.

Treasurer's Report

- Josh reminded all homeowners to get their dues in.
- Eric brought up the various tax forms and their requirements for qualified expenses. Josh said we have never been close to the maximum, but he will keep that in mind.

Old Business:

- Committee to review election process: The board decided to table this until August. Each month's agenda will include it under old business but it will say, "tabled until August" to indicate to homeowners that it will not be discussed at the meeting.

New Business:

No new business

The next meeting will be held April 22 at 7:00 p.m.

The meeting was adjourned at 8:17 pm.