



## Stone Lake Estates HOA Board Meeting Minutes Thursday April 23, 2015

**Board members present:** Chris Chism, Deb Gardner, Josh Miller, Teresa Wolke, Elaine Stebbins, Kay Daigle

Present via speaker phone: Neal Lober

**Board members absent:** Jackie Huth

**Homeowners present:** Susan Jarvis, Eric Reis, Dianne Reis, Linda Ali, Mark Johnson, David Tacher, Mary Tacher

Deb Gardner called the meeting to order at 7:04 p.m.

### **Open Forum:**

- Linda Ali had question concerning the landscaping consultant's report in 2014. Were the two homeowners notified and given the advice from the report? Neal answered that he is not sure and will follow up on it.

Deb Gardner opened the board's working session at 7:06 p.m.

**Board Resignation:** Deb announced that Julie Raecek has resigned from the Board as Planning and Zoning Director.

**Secretary's Report:** Kay Daigle moved to approve the minutes from the March 26, 2015 meeting. The minutes were unanimously approved.

### **Landscaping Report:**

- The new sod beside the lake is growing well. The rains came at a good time.
- Beginning May 1, Plano will allow twice a week watering either Tuesday & Friday (odd house numbers) or Monday & Thursday (even houses and HOA). Teresa said that she will communicate it to all homeowners.
- There was a beehive near the pond and after receiving 3 bids, Elaine paid \$275 for it to be removed.
- Wrought iron fence: The board previously discussed that the fence around the pond was redone in 2010. Elaine and Hal walked the entire wrought iron fence

area and found approximately 17 areas that have rusted out. Those pieces must be cut out of the fence since no panels were bad enough to replace the entire panel. Elaine received two bids: DFW fencing was \$2000 + tax, and Roberts Fence and Iron Works, a much more detailed bid, was for \$4300. There is not a safety concern involved with the areas needing repair.

We are dealing with two separate fence issues: the brick cleaning beside the church and the wrought iron repairs. The brick cleaning involves six nearby houses that see the unsightly seepage on a daily basis while on Jubilee no one can see the wrought iron problems so Elaine suggests we fix the brick problem first. She is in communication with Amy Fuller at the church to receive their permission. Because of tight finances, we can consider fixing the wrought iron fences in the fall if we have the money. Elaine wants to get a couple of bids to replace the whole fence rather than simply repairing it to see if it may be more cost effective in the long run to do so.

- The fountain had reduced capacity because of the rain, so Lone Star Fountain came out to clean the fountain screen and found an electrical problem. The motor is under warranty so there will only be labor costs.
- The Silverthorns contacted Elaine that some trees are down along the creek. Elaine has scheduled a clean up to dispose of those trees and to thin some trees on the property perimeter which are too thick to allow the grass beneath to grow. The project will begin at 9:00 and should finish by 11:00.

### **Social Report:**

Deb read this report from Jackie:

- Since our last meeting, we enjoyed a very successful Easter Egg Hunt. Families from throughout the neighborhood, and children of all ages, enjoyed the hunt, and many participated in the food drive. Congratulations to Eric Reiss and his family who won the Family Easter Basket as a result of our food drive raffle.
- Our next event is the Derby Run on Saturday, May 2<sup>nd</sup>, two weeks from this weekend, which benefits the Seven Loaves Food Pantry at St. Andrew's Methodist Church.
- Sign up information for the Stone Lake Estates Team will be routed this weekend by E-vite, NextDoor and the SLE Facebook page.
- There will be opportunities to participate in the 5k and 10k runs or to support the runners at water stations.
- Apologies go out to the neighborhood for the cancellation of the April block party. With the absence of the social director throughout the weekend as well as weather concerns, it was cancelled. My efforts at communicating the cancellation, however, did not reach everyone, and for that I apologize. I'm still learning the ins and outs of our social media options, and a message that I thought would go out to everyone, apparently disappeared with the elimination of the event.

## Communications Report

- Teresa reintroduced the possibility of posting the directory on the website. As mentioned last month, we would upgrade to a business account on Weebly, which allows for more than 100 site members, costing an additional \$155.92 + tax. Teresa recommends that anything we don't want open to the public would go into the secure area. Teresa looked at process and determined that it will not be as difficult as she previously thought. Elaine or Teresa would need to receive notice that someone has moved. Elaine will update the directory, which Teresa will post as well as delete neighbors who have moved from the secure website. Prior to the update and the directory being posted, Teresa will communicate it to all neighbors and give them an option to opt out of having their information shared. Josh and Elaine are both willing to serve as back-ups to the website.
- Neal asked if Teresa had been made an administrator of the Next Door site yet. and Linda answered that she has not done that.

## Safety Report:

- Chris reported that there are no safety issues to report.

## Planning & Zoning Report

- Elaine updated us on the P&Z meeting on Monday, April 21, a discussion of the Plano Tomorrow Plan. This is the long-term plan for the city concerning empty lots in the city and how to develop them. There is a grassroots citizens' group named Plano Future headed by people who were in charge of fighting Haggard West development that is questioning parts of this plan. About 60-70 people attended the meeting; many were there to communicate to the P&Z board that homeowners are concerned about so many apartments being built and possible problems for the schools. After listening, the P&Z board tabled the plan until September, to give them time to research and talk to citizens about what they want the city to become.
- Teresa added that the Plano Tomorrow plan doesn't seem to be based on any conversations with the school board. Elaine mentioned a Wednesday night, April 22, meet and greet where four city council and two school board candidates spoke to an audience of 30-40 people. Elaine has posted some of what she learned on Next Door, just to communicate with those who want to know what is going on.
- Mr. Reis expressed concern that all communication about the issues be done in a positive and constructive manner so that we don't communicate negatives about our schools, especially our elementary school.

## Treasurer's Report

- Josh reported that approximately 110 homeowners have paid and two homeowners have paid by credit card. No one has complained about dues. In May Josh will begin to communicate with those who have not paid.

## Old Business:

- Deb reminded the group that the consideration of a committee to review election process has been tabled until August.
- Deb reported that the board ratified the HOA policies, recommended by the HOA attorney on 11/20/14 via email as recommended by the HOA attorney: Document Retention Policy, Alternative Payment Plan Policy, Email Registration Policy, Assessment Collection Policy, and Covenant Enforcement and Fining Policy. The Document Inspection and Copying Policy was also approved at that time, but it was amended and re-approved in February 2015.
- Deb reported that the board ratified the costs of the landscaping work also via email on November 20, 2014.
- Linda asked about her previous request to bring the policies up to date. Teresa suggested that she can provide specific wording that she would like amended, but that she does not believe the board should review the entire policies when the previous board spent time on them last year. Neal agreed.

## New Business

- Deb read the by-law concerning replacing a board member. Elaine and Teresa as the nominating committee recommended Karen Dubrow. Deb placed Karen's name in nomination to complete the term of the vacated Planning and Zoning Director. The board approved unanimously and Karen will join us at the next meeting.
- Elaine mentioned again that she wants to hold off on replacing the wrought iron fence until she does more research in the fall, but moved that we get approval from St. Andrew to get the brick cleaned for the bid of \$1500 - \$2000 once the church approves it.

There was discussion about whether the church should be asked to help with the cost of cleaning the brick wall. Since they agreed to build it because our neighborhood requested it, it was generally agreed that we should not ask.

Neal questioned whether we need to find out about the costs of the fountain before we move on the brick. Neal will consider whether he knows any others who might bid on this to try to get the cost down.

The board unanimously tabled the issue on the brick cleaning.

- Teresa moved that we move forward with the secure area on the website, and the board unanimously approved it.

Teresa will send a notice to the neighborhood about the plans for the secure online area and communicate the option to opt out of being included in the online directory.

- Deb announced that Elaine and the board have received several complaints from various homeowners about some of the yards in the neighborhood.

Chris suggested an email to all neighbors reminding them to keep the yards in good shape with specific suggestions about maintaining the yards.

One neighbor asked about putting synthetic grass in the front yard. Elaine gave her a number of suggestions about improving the growth of grass.

Ms. Ali suggested that we note that the by-laws do not include some of the items of complaint, but that some are included in city ordinances. She suggested that we communicate it that way.

Mr. Reis appreciated our concern to do general communications and asks that we phrase it in terminology that asks homeowners to be considerate of their neighbors. Neal suggested terminology about just having a family conversation.

Susan Jarvis mentioned that she and her neighbors have talked about putting stones between the sidewalks and the street where grass won't grow. It is city property, but the homeowner is responsible to maintain it and does not need city approval.

The board generally agreed to send a communication about yard upkeep with the water news to all homeowners.

One neighbor complained because we aren't raking leaves in the sidewalk area. and blowing leaved into someone else's yard or into the street. Teresa will mention it in the communication.

**The next board meeting will be held Wednesday, May 20 at 7:00 p.m. at Elaine's house.**

**Deb adjourned the meeting at 8:15 pm.**