



Stone Lake Estates HOA Board Meeting Minutes Thursday July 16, 2015

Board members present: Deb Gardner, Josh Miller, Teresa Wolke, Elaine Stebbins, Jackie Huth, Kay Daigle, Karen Dubrow

Board members absent: Neal Lober, Chris Chism

Homeowners present: Dave Bubas, Mark & Lisa Johnson, Linda Ali

Deb Gardner called the meeting to order at 7:35 p.m.

Open Forum: No homeowners requested time to speak.

Deb Gardner opened the board's working session.

Secretary's Report:

Approval of Minutes: Kay moved to approve the minutes from the June 17, 2015 meeting, and Karen seconded. The minutes were approved unanimously.

Landscaping Report:

Elaine reported that the big willow tree by the pond that fell has been hauled away.

Elaine called the city of Plano Urban Forester Department, and Angie Kralik came out and found these issues on HOA property:

- A bradford pear on Plano parkway must be cut down because it is rotten and will fall if not cut down, possibly falling on the brick wall.
- The mounds built around the live oaks were built up too high and will kill them. They need to be dug out around the roots. Josh suggested Elaine talk to PR and ask them to fix it since they did the work improperly.
- All trees throughout the property need pruning. Pruning costs should be added into the 2016 budget.

Social Report:

Jackie reported on HOA social events:

- The 4th of July parade was successful with the support of neighbors coming out to cheer the participants.
- Back to School party on Aug. 22: It is promoted on the website to include grill daddies, sides from homeowners, and drinks from the HOA. Elaine said the City of Plano has a cute block party truck that we can rent with chairs, tables, etc. The board discussed possibly simplifying the event, and Jackie will look at options and work on it.
- The 1st Tuesday in October is National Night Out. Porch lights are to be on to support police. Neighbors are encouraged to get out of the house and meet each other. The National Night Out group suggestions include grilling, games, door prizes, and face painting. Board members suggested asking either a police car or firetruck to come by, as has been done previously.
- Karen offered her house for the wine tasting in September, and possibilities were discussed. Jackie and Karen will work on details.
- October will include both the National Night Out and the wine tasting, as well as a Volunteer Day for neighbors to help with landscaping and cleaning up.

Communications Report

- Teresa reported that the online directory has been launched. About 48 neighbors have already registered. Teresa will place another reminder in the next newsletter.
- Teresa asked for input about moving pages already online behind the password wall for the sake of privacy. She suggests that the minutes and communication archives (past emails) be moved. There was discussion pro and con. Teresa will bring it up at the August meeting.

Safety Report:

No report in Chris's absence.

Planning & Zoning Report

- Audi trash bin: Karen went to the Audi dealership and visited the manager. He decided to create a cut through from the building to create a path to the door on the other side of the bin. That would allow the 116 employees to easily put trash in it without opening the large doors intended for trash trucks.
- Plano Tomorrow: Karen plans to speak at a meeting. She hopes to encourage additional media coverage by working with area HOA's to get out hundreds of homeowners.

Treasurer's Report

Josh reported that he has sent a second and stronger letter to four homeowners who are delinquent in their dues.

Old Business:

- HOA Policy review: Deb reported that the committee has not been able to meet. Teresa suggested that they take turns reviewing the policy, adding comments and then moving it through the committee one by one. It was agreed that she will review it first.
- The letter to neighbors concerning yard upkeep: Deb reported that it was not sent because there is no longer a problem with watering. Deb will send a different letter as a reminder that fences must be maintained and that alterations to existing structures and all structural improvements must be approved by the Architectural Review Committee.
- Election committee: Deb announced that the committee will be formed at the next meeting.
- Plano Beautification Grant Program: Elaine has completed a grant request, and she read the document that will accompany the specific paperwork. At the June meeting, she announced that there were 3 trees to replace on Plano Parkway, but she now knows that there are actually 7. The trees will die without the irrigation system corrected, which Elaine expects to be at least \$1000. Both of these items change the originally discussed amount for the Plano Parkway beautification section.

The grant proposal draft right now includes these totals for both city and HOA costs: the wrought iron fence repair at \$4728, which is correct; the brick wall cleanup at \$7,062, which is a big jump from the original estimates; the pond tree planting at \$1000 which includes volunteer hours of 30 people at \$18.75 per hour; the Plano Parkway tree planting/clean up day at \$6,376 including volunteer hours; and the \$1000. estimate on the upgraded irrigation on Plano Parkway.

Elaine is unsure that cleaning the brick wall is worth \$7000. and is researching alternatives. First, the expert can clean and grind for \$3400 and not seal, but at some point the problem may return. Second, it may be possible for volunteers to do the sealing by purchasing sealant from him or use another sealant purchased elsewhere. A third option is staining the wall which Elaine doesn't want to do. The last option is to extend our present irrigation system to that area so we can plant ivy. Discussion ensued about options.

Josh reported that our present budget includes \$500 for new landscaping; \$500 on the brick wall; \$3000 for tree maintenance of which \$1000 was spent on the tree removal; \$3000 new irrigation; and general repairs at \$600. The total is

approximately \$9000. Kay moved that Elaine be given authority to adjust the dollar numbers on the grant request accordingly after she receives final bids and further information. Teresa seconded. The board discussion indicated that it is not in favor of spending \$7,000 on the wall alone. The motion passed unanimously.

New Business:

Deb said that the neighbor at 1416 Tiburon has requested that speed bumps be installed to control traffic along Tiburon. Deb tabled this discussion until next month.

Next meeting will be held Tuesday, August 18 at 7:30 p.m.

Meeting adjourned at 9:11 pm.