

Meeting Minutes:
December 4th, 2017 @ 7pm
Stonecroft Health Campus

Call to Order

- The following board members were present:
 - Wolfgang VonBuchler, Dawn Maynen; Diane Grote
- Called to order at 7:01pm
- A few homeowners were present at the meeting.

Meeting Minutes: Approval of October Meeting Minutes

- November meeting minutes were approved. Wolfgang motioned and Diane seconded.

Homeowner/ Community Time

- One resident asked where we were at with a community referendum. A brief conversation took place and will be discussed in detail under the Leadership Team Agenda Items section.
- A comment was made that having 3 garbage cans at our entrance is not an attractive sight. We will be contacting the companies to have two of these can removed.

Leadership Team Agenda Items

- Community referendum/ online voting for covenant changes
 - Dawn presented a rough draft of the community referendum and asked for input on the items to be included.
 - Dawn will have another draft for review at the next meeting and then final approval will be before the February meeting.
 - The referendum will be sent to residents with the dues notices due to the lack of email addresses of our residents. Additionally, this will ensure everyone will receive the referendum and can return it with their dues payments.
- Operations update
 - Dam- the Dam will continue to be an item on the agenda as the board continues to work with the county engineer. Wolfgang stated that the County engineer, Terry Quillman is satisfied with the dam gate operations.
 - The real test will come after the next heavy rain and we will continue communication with the county.
 - The "Responsibility for maintenance agreement" is being studied and developed by the County attorney for our review.
 - Trees- Wolfgang mentioned the county was supposed to start the removal of the dying or dead Emerald Ash borer trees on Bedrock planted by the developer this week. Our county contact for this project is Matt Grubb from the Monroe County Highway Department.
 - Given the removal is occurring so late in the season, residents will have to wait until the Spring to plant replacement trees.
 - The association will look into assisting with the planting of a few trees in the affected areas.
 - No soliciting signs- Wolfgang is ordering the two "No soliciting signs" for the entrances of the subdivision not to exceed \$150.00 next week. We will contact the county to determine restrictions regarding the placement of these signs.

- Dawn suggested that we place these signs on a separate post so the signs stand out and far enough away from the Neighborhood Watch signs that will be constructed at the entrances to the subdivision as well.
- Website/ Neighborhood Watch Update
 - Website- Dawn will continually update the website with the meeting minutes and other pertinent information upon approval from the board.
 - Neighborhood Watch Program- the Neighborhood Watch Program will continue to be an item on the agenda as we plan for a Late winter/Early spring training session at Stonecroft.
- Communication (Facebook, Next Door)
 - Facebook- No update.
 - Next Door- No update.
- Discussion of homeowners violations
 - There are specific covenant violations (commercial vehicles, parking, etc.) still occurring in the neighborhood.
 - A final letter will be sent from our attorney for the inoperable vehicle in the driveway on Bedrock Rd.
 - Residents want action on the violations.
 - Two residents will also keep track of the parking issue on Bedrock Rd. in our neighborhood and report to the board so we can update the attorney.
 - A discussion occurred on whether our “parking on the street” problem could be resolved by limiting parking to one side of the street. Wolfgang will check with the County Highway department for more information about this idea.

HOA Administrator report – Michael Rousey

- Attorney update
 - Michael mentioned the attorney is continuing to monitor the past due accounts.
- Balance/ Financial reports
 - Michael indicated he will be provided a balance and financial report update via email.
 - He will provide Dawn a copy of the budget to put on the website in the new financial section for transparency to our residents.

New Business

- A discussion took place about having a rule in place that board members have a 3-4 day window to response to the HOA administrators’ request for a vote or feedback on a time sensitive issue.
- Next meeting will be on January 8, 2018 @7pm due to the New Year’s holiday.
- We will decide on a date/time at the January 8th meeting for stuffing envelopes with dues notices and referendum questions.

Adjournment

- Wolfgang made the motion to adjourn; Diane seconded. The meeting was adjourned at 8:30 p.m.