

# Stonetrace HOA 2023 Board Annual Meeting

## MINUTES

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### Meeting Notice

**When:** March 22, 2023

**Where:** Fox Crossing Cul-De-Sac

**Time:** 3:00p.m.

### Attendees (Bold in attendance)

#### HOA BOARD

*President:* **Jennifer Cowan**                      *Treasurer:* **Nancy Pettit**

*Vice President:* **Jeff Vissage**                      *Member at Large:* **Bob Watkins**

*Secretary:* **Whitney Reinken**

**ACC**                      Pat Ferrell                      Marcelo Morales                      **William Dunlap (Mr. T)**

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#### Members:

There were 9 Lots represented at the meeting:

Lots: 1, 9, 11, 16, 17, 18, 21, 41, 49

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### Meeting Minutes

1. Call to order – 3:03
2. **Agenda for Annual Meeting:**
  - a. Welcome – Jennifer Cowan
    - i. Jennifer welcomed and thanked those in attendance.
  - b. Board of Directors and ACC Member Introductions
    - i. Everyone introduced themselves. (Jeff, Nancy, Jennifer, Whitney, Bob, and Mr. T.) Jennifer introduced Pat and Marcelo, the ACC members who were not in attendance.
  - c. Financial Report – Nancy Pettit
    - i. The current checking account balance is \$37k.
    - ii. This year 65% percent of dues owed have been paid.
      1. There are no known budget issues as of now, but we may go over budget on legal expenses due to lien filings and covenant compliance issues. A resident asked how the board was handling liens for residents not paying.
      2. The board files a "lien and monitor" with our attorney. This means that the attorney files the lien and handles all the communication with the resident. After the lien is placed on the house, the resident can pay the dues and attorney's fees, or when the house sells the HOA gets the amount due back as part of the closing. The HOA has to pay attorney fees initially, but they are included in the lien and are the responsibility of the homeowner as specified in our covenants.
    - iii. There is \$17.5K in the reserve fund.
    - iv. Electricity has gone up \$0.50 cents on each streetlight.
      1. A resident reported a streetlight coming on when it isn't dark outside.

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2. A resident asked if solar panel streetlights would be cheaper.
  - a. The board and residents discussed how the streetlights are leased through the electric company, which means they do maintenance on them. If the neighborhood were to change to a different type of streetlight, the neighborhood would have to buy them, which would be very expensive.
- d. Community Update – Jennifer Cowan
  - i. Chasing the Wake – Fundraiser for the Heuchtker’s Foundation on May 28<sup>th</sup> from 4-8. Please attend so we can help support this cause.
  - ii. ACC– Please continue to keep your yard clean, house pressured washed, bushes trimmed, etc.
  - iii. The new house being built in the front of the neighborhood has a closing date of May 1.
- e. Call for ACC Volunteers – Jeff Vissage
  - i. If you are planning to add a new structure, a new roof, anything at all, please submit the approval request paperwork to the ACC.
  - ii. A new ACC member is still needed.
- f. Questions and Answers – Open Discussion
  - i. Dan Vanderheiden said Jesus, our landscaper, will fix the dead grass at the front entrance.
  - ii. Hayward (Mac) McWhirter asked about the common area behind his house and stated that it was the HOA board’s responsibility for beautification of the area. He cited section 5.1 of the covenants. The board asked him for suggestions, but he offered none. The board members also tried to explain that the area is very wet so getting plant material to survive would be very difficult and costly. The area is currently mowed about once a month. There was also discussion about the meaning of the word “beautification” and the fact that it is subjective. The discussion ended with no action items or decisions made.
  - iii. The driveway to the common area was also discussed. The board asked that no one park there so the landscapers have access to that land when they need to mow, and more importantly, so emergency vehicles can get in there in case of an emergency.
  - iv. Hayward (Mac) McWhirter stated that he would think about joining the ACC.
- g. Adjourn
  - i. Meeting was adjourned at 4:02 p.m.