

Stonetrace HOA 2023 Board Annual Meeting

MINUTES

Meeting Notice

When: April 28, 2024

Where: Watkins Resident

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**

Members:

There were 20 Lots represented at the meeting:

Lots: 1, 5, 9, 11, 12, 16, 17, 18, 19, 20, 21, 22/23, 26, 36, 39, 41, 44, 45, 46, 49

Meeting Minutes

1. Call to order – 3:06
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 was welcomed and introduced. Jennifer explained that Jeff was at work and unfortunately was unable to attend.
 - c. Financial Report – Nancy Pettit
 - i. Checking account is \$44, 325 -
\$20K is currently designated as a reserve fund.
The total amount of dues and fees owed for this year is \$20, 356. We have collected \$13, 095 so far or 64%. The remainder to collect in July is 36%. There are five owners who have not paid anything yet this year. We have a lien on one of those properties because of dues owed.
 - d. **Community Update** – Jennifer Cowan
 - i. Hailstorm – Due to the recent hailstorm if changes occur to your house and it is going to stay the same – same color siding, same color roof etc, THEN you do not need to get ACC approval. If anything changes, please complete the ACC approval process.
 1. Jennifer gave some examples about the hailstorm and insurance companies. Some siding may be discontinued – roof shade may be continued. She went on to explain that SC is a no match state – Insurance companies do not have

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to match all sides of the house the same. We will send out a letter stating the HOA/ACC will not allow two toned houses. If you need more information or a letter to your insurance let us know.

e. Call for New Board Members and ACC Volunteers – Jennifer Cowan

- i. We are in need of New members for the Board and the ACC. There are three board members coming off and a vacant ACC spot.
- ii. New Residents signed up to be :
 1. Pat Ferreral – President
 2. Willem – Secretary
 3. Mac McWhirter & Kasey Jones - ACC members

f. ACC Reminders – Bob Watkins

- i. Reminders about ACC form to fill out and email in.
- ii. If there are any changes – please make sure you contact the board.

g. Questions and Answers – Open Discussion

- i. Dan Vanderhien – Asked question about the front lawn care upfront.
 1. Jennifer said the prices will increase if we find someone new. She went on to explain that Jeff looked into three different companies to get pricing for a new lawncare service. Some companies do more a la carte, some companies would make the price increase at least \$100 a month. Therefore at this time, we will keep current company as is.
- ii. Hayward McWhirter asked about the field in the common area.
 1. The board asked what specific items he wanted back there . Then board explained the type of trees and grass that plants that would grow back there are very expensive. This type of soil and landscaping would cost the entire neighborhood lots of money for only a few households to benefit from.
 2. This item will be brought up at new board meeting.
 3. In addition, the fire department could not enter that area too – It’s a very wet area. This area is really not contusive for landscaping.
- iii. Someone mentioned the road on Highcrest Way is having some erosion – between lots 13 & 31. Jennifer will call county again to see if they will come fix the road.
- iv. Rosa asked if we could fix the area around the ancient tree- spruce it up.
 1. Dan and Pat answered questions about the common area. They explained about the tree, the area and the cost. This will br brought up at the next board meeting.

h. Adjourn

- i. Meeting was adjourned at 3:44