

STONECREST HOMES ASSOCIATION QUARTERLY MEETING

Meeting November 1, 2021

ZOOM Meeting

Board Members Present: David Sandy, Mike Putnam, Trenny Wilson, Mark Hagen, Kim Westhoff, Jean Foster, & Jane Hausman

Homeowners Present: Lance Rich & Nikki Poirier

President David Sandy called the meeting to order at 7:00 pm and did roll call of board members.

Minutes from the February 1, 2021, meeting were reviewed. Mike Putnam made the motion that the minutes be approved, Mark Hagen seconded the motion and the motion passed.

Treasurer's Report: Beginning checkbook balance as of 4-30-21 was \$54,633.99, income reported of \$38,761.80, expenses reported of \$17,526.12, leaving an ending balance of \$ 75,869.67. (Complete itemized Treasurer's Report ending November 1, 2021, is included at end of Minutes.) No checks were presented for payment. Motion to accept treasurer's report was made by Jean Foster, seconded by Mark Hagen, and the motion passed.

COMMITTEE REPORTS

Executive Secretary/Office Report: As to today's date, there are 11 active liens, effecting 8 properties, in the amount of \$1,309.00.

The current year's dues receipts, dating from June 1, 2021, through May 31, 2022, have slowed down greatly. Out of 604 properties, 569 have paid their dues, which leaves 35 residents still owing on the current year's dues. (Collection rate of 94%.) These unpaid properties became past due at the end of July, 2021, and past due cards were sent out at the middle of August. Final warning letters, prior to filing liens, will be sent out the first part of January 2022.

With the dues cards mailed out this year, a line item was added requesting residents to send in their contact phone numbers to add to our data base. The response has been good.

Fall Yard Waste date has been confirmed with Waste Management for Saturday, December 4th, 2021, from 8am – 12 pm.

Compliance Comittere Report: David Sandy continues to contact the resident once a violation form has been received. In most cases the matter is resolved at that time. Last month, approximately 17 violation letters were mailed to residents with trailers on driveways. In another case of restriction violations, an attorney was hired to draft a letter to the resident for non-compliance and threatened filing of lawsuit. Fortunately, the homeowner came into compliance. This then brought up the gray area of restrictions in gathering the expense money back from the resident. In this case, the restriction violation did not end up with a legal judgement.

Finance Committee Report: No report

Construction Approval Committee Report: Mike Putnam reported that most requests are pretty straight forward in what they are wanting. One exception has been the request for installing solar panels. (This is addressed in New Business.)

Special Activities Committee Report: No report

Website/Social Media: David Sandy reported that the website issue has been fixed after much discourse and a huge hassle. It was suggested that a thank you note be written to Tyler Pulse, a Stonecrest resident, for his help on this.

OLD BUSINESS

Fall Yard Waste Pickup: The date is December 4, 2021, from 8 am-12pm. All trash must be out prior to 8am. A detailed explanation of the pickup was included in the Fall Newsletter.

NEW BUSINESS

Solar Panels: A request for the first installation of solar panels has been received. There is nothing in the restrictions regarding solar panels. Mike Putnam has done extensive research into the subject, sought advice from legal counsel, and has drafted a Stonecrest Home Association Board Ancillary Construction Rule on Solar Power Projects. (Copy of this shown following the minutes.) All solar panel installations would follow city code. Residents would need to fill out Construction Approval Form and in addition the resident filling out construction approval form would also need to talk with neighbors to get their approval. The Stonecrest HOA cannot stop solar panel installations, but they cannot be installed without board approval.

A motion was made by Mike Putnam to adopt the policy guidelines as written.

Discussion followed regarding all neighbors needing to sign off or the construction board wouldn't approve. Also, discussion about if the resident neglects upkeep of the panels, then the board would be able to show restriction violation in keeping with the harmony of the surrounding property owners.

Following the discussion, Trenny Wilson seconded the motion to accept the policy guidelines, and the motion passed.

Holiday Lighting Contest: Details of contest are shown in the recently published Fall Newsletter that was mailed out last week to residents. Jean Foster hopes for more participation. David Sandy indicated an e-mail blast will be done the week prior to event and social media will also be hit.

Entrance Holiday Lighting: After the holidays last year, lights were purchased with board approval, to decorate the 5 entrance structures coming into Stonecrest. Lance Rich is currently working on a design. David Sandy will be setting up a time to decorate, notify the board and also put on Facebook.

Spring Trash Pick Up and Spring Yard Waste Pick Up: Discussion was held on having the dates for the spring trash pick up and spring yard waste pick up to be May 7th, 2022, and May 21st, 2022. A motion was made by Mark Hagen to have Jane Hausman contact Waste Management to secure these dates, seconded by Mike Putnam, and the motion carried.

Spring Activities: If anyone has ideas as to activities that could be held in the spring, please contact Jean Foster via email.

Nikki Poirier mentioned that MWSU is holding a free event on Nov. 10th, 6 pm, on “How To Trim Your Trees”. This is being sponsored by the Conservation Department.

Motion to adjourn meeting was made by Mike Putnam, seconded by Jean Foster, and the motion carried. David Sandy did ask all Board Members to remain on the Zoom for an Executive Board meeting.

**EXECUTIVE BOARD MEETING
NOVEMBER 1, 2021
ZOOM MEETING**

Following the quarterly meeting, David Sandy called for a short Executive Board meeting.

David Sandy wanted to explain that we would not be pursuing the resident in question to collect the attorney fees that had been incurred. The main reason is that our restrictions say that we can go back on the resident when a judgement has been made in our favor. This particular case, the resident fell into compliance prior to a judgement being made. Because of this, the HOA is not pursuing the reimbursement of attorney fees.

Discussion was held on the topic of allowing golf carts in Stonecrest. David Sandy was commended for the good article that he put in the Newsletter regarding this.

Jane Hausman reported that the advertising that David Sandy undertook for the Fall Newsletter had been very successful. Total advertising sold was \$2,095.00, printing expense/postage of \$1,586.32, with a net profit of \$508.68.

David Sandy adjourned the meeting.

TREASURER'S REPORT
QUARTERLY MEETING – NOV 1, 2021

Starting Balance as of 4-30-2021	\$ 54,633.99
Income:	\$ 38,761.80
Expenses:	<u>[\$ 17,526.12]</u>
Ending Balance as of 9-30-21	\$ 75,869.67

Expenses:

Assoc. Expense	\$ 571.25
Accounting Fees	\$ 500.00
Attorney Fees	\$ 1,162.70
Bank Fees	\$ 140.00
Computer (Backblaze, Domain, Web, Nexus)	\$ 99.00
Contract Labor	\$ 5,100.00
Insurance	\$ 1,001.00
Landscape Maintenance	\$ 1,010.00
Lien Release Cost	\$ 83.43
Mowing	\$ 1,881.00
Post Office – Stamps	\$ 210.60
Printing/Office Supplies	\$ 1,627.49
Utility – Electricity	\$ 359.65
Waste Management Spring Pickup	<u>\$ 3,780.00</u>
Total Expenses	\$ 17,526.12