

Autumn Grove / Stone Bridge Homeowners Association
Annual Meeting Minutes
Thursday, January 14, 2016
6:00p.m.

Board Members Present: Katrina Coffey (President), Lisa Jansen – Bartholow (Vice President), Micki Taylor (Treasurer), Kelly Cox (Secretary), and Chase Miller (Member at Large)

Absent: None.

Members Present: Mary Irwin, Michelle Evans, Nicole Toombs, Dustin Cox, Judy Feuguay, Robert and Jesse Henderson, Derrick Lindeman, Stan Kraska, David Nieser, Ben Schaller, Dave and Deb Barmore, Tim Andersen, Rick Conrad, Brad Bourland, Laura Cushing, Brian and Kelly Lawrence, Susan Hendrick, Sandeep Sheth, Kathy Gnirk, and Amanda Miller.

Proxies Received: **Larry Baker, Blake Anderson, Mark Gutowski Jr., Gretchen Heusel, Lance Tonnies, Debbie Fortner, Gregory Gaden, Non Members Present:** None

Guest: Beth Krolkowski of P.J. Morgan, Property Management Company

Call to Order- The meeting was officially called to order at 6:02pm.

Introductions- The Board members introduced themselves and homeowners present introduced themselves.

Minutes- The Annual meeting minutes from the January 13, 2015 annual meeting were reviewed. A motion was made to approve the minutes as written, the motion was seconded, and all members present approved.

Financials: The 2015 financial statement was reviewed. As of December 31, 2015 the income for 2015 was \$28,372.83. Expenses for the year were reviewed and discussed. The total expenses for 2015 were \$22,038.62. The balance in the account at the end of December was \$34,006.74.

Budget: The 2016 Budget was reviewed the following items were discussed: Insurance variance from the cash flow statement and budget. The increase in management costs. PJ Morgan Real Estate reviewed the account and there had been no increases in costs during their management. Typically, the standard rates are between \$12.00 to \$14.00 per house, with the original contract the price was .89 per

home. The Board will be obtaining estimates from other management companies to verify pricing is in line with other companies. A motion was made to approve the budget with the understanding that the Board of Directors will obtain estimates from other management companies, and correct the insurance payment that occurred in December that should be reflected in the 2016 year.

Subcommittee Updates: The follow Committee updates were given.

Covenant Committee: The Covenant Committee members were recognized. Tag Herbek spoke on behalf of the Committee, and addressed the goals of the Committee and what they are working towards. The Committee has been reviewing the Covenants and Bylaws to look to see if amending the documents is needed. They have been working on developing a survey to get a feel for homeowner's opinions on items such as; sheds, lawn care, fences, boats, RV's, pools, trash and recycling containers, fire pits, clotheslines. The survey will allow options for homeowners complete to see if they are in favor of changing the covenants to allow items or keep them as they are in the covenants. There will also be space for additional feedback. The Committee is hopeful to have the survey out to homeowners within the next 30 days. The Committee will also be asking in the survey if a fine system should be added to the Covenants for violations of the Covenants. Currently the Covenants and Bylaws do not allow the Board of Directors any type of enforcement against violators of the Covenants. Homeowners would have to file suit against a neighbor currently for any violations. The Board of Directors currently is only issuing notices of violations as reported by homeowners or neighbors that report the violations. Once the Committee has the surveys returned and completed they will make recommendations of a proposed amendment to the Board of Directors. An attorney will then draft the amendment, which will require 75% of eligible homeowners to vote. Additionally, with the amendment the Committee would like to remove Hearthstone from the documents. Once the Survey results are returned and it can be reviewed the Committee will have a better idea of the costs that would be associated with Amendment as of right now there are too many factors that could change the pricing. It was suggested to add a cost category to the survey, several homeowners may be in favor of the amendment but it would be determined on the final price tag of the changes. There was a motion from the floor that if 25% of the homeowner's present tonight are not in favor of changing the Covenants than it could save money and time on the mailing of the survey. The motion was not seconded, and the motion died. It was mentioned that the Covenants were already in place with Hearthstone, and that it is obvious that things need to be changed. Trash cans were smaller, the garages are smaller and that sheds are needed.

Newsletter: We are looking for volunteers to help with the Community Newsletter. Volunteer sign-up sheets are at the sign in table.

Social Committee: 2015 Social Events were reviewed, and those in attendance were able to comment on which events were successes or that they would like to see happen again. For 2016 Events that are being planned are an Easter Egg Hunt, 4th of July Parade, Garage Sale (1st weekend in June). Recommendations on events is always welcomed, it was suggested that the 4th of July Parade and Block Party be combined. Flags in yards was also brought up for discussion as they really looked nice, we will be adding information to upcoming Newsletters so that homeowners can contact the Boy Scouts for distribution.

Website: Dave Peterson, a homeowner has been maintaining the website, which we thank him for his help.

Nextdoor: Is a social media neighborhood website that is a great source for getting to know your neighbors.

Old Business: None.

New Business: Dave Barmore brought up for discussion the vacant lot at 156th and Berry Street, which the HOA owns a portion of the lot and the other portion is owned by MUD. MUD does have a well head on the property. In 2014 MUD attended an HOA Board meeting and proposed that the Homeowners Association purchase the property since the well was no longer in use. At that time the HOA did not follow through with the purchase of the property from MUD. Dave has recently contacted MUD to see if they are still interested in selling the property, in which they are still willing to sell the property. Dave's thought is that if the HOA or even a third party was interested in the purchase and the HOA sold their portion of the lot, then this could be a lot that a home could be developed on and then additional dues would be collected annually and then the HOA would no longer be responsible for maintaining the lot. Dave will collect additional information and provide the Board of Directors with the information. As there are several questions such as the removal of the well, and whom would be responsible for the costs associated with that.

Adjournment: A motion was made to adjourn the meeting at 7:20pm, the motion was seconded and all were in favor.