

**Autumn Grove / Stone Bridge Homeowners Association**  
**Annual Meeting Minutes**  
**Thursday, January 10, 2019**  
**6:30p.m.**

**Board Members Present:** Derrick Lindeman (President & Treasurer), Kelly Cox (Secretary), and Eric Peterson (Member at Large)

**Members Present:** Derrick Lindeman, Eric Peterson, Chad Galbraith, Kelly Cox, Lisa Bartholow, Micki Taylor, Spencer Witt, and John Scholl.

**Proxies Received:** Mark Ashton, Carl Ebert, Larry Baker, Mike and Sharon Neal, and John Gregory Jr.

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

Call to Order- The meeting was officially called to order at 6:31pm.

Introductions- The Board members introduced themselves and welcomed those in attendance.

Minutes- The Annual meeting minutes from the January 16, 2018 annual meeting were reviewed. Lisa Bartholow motioned to approve the minutes as written, Micki Taylor seconded the motion, and all members presented approved.

Financials: The 2018 financial statement was reviewed. As of December 3, 2018, the income for 2018 was \$17,487.43. Expenses for the year were reviewed and discussed. The total expenses for 2018 were \$21,898.04. The balance in the account as of December 3, 2018 was \$24,525.74.

The Board has already determined that liens will be filed in March of 2019 for any accounts that are delinquent.

Budget: The 2019 Budget was reviewed the following items were discussed: Exterior lighting, which is for Holiday Lights at two of the entrances. The Board wanted to have Holiday lights for the 2018 season however the entrance at 162<sup>nd</sup> (Stonebridge entrance) does not have electrical at the island, in which an estimate was obtained to get power which was around \$2100.00. Additionally, the entrance at 157<sup>th</sup> Street, does not have power to the second island, and again the estimate for that was \$2100.00. The estimates for installation and storage of the Holiday Lights were also collected; for the Stonebridge entrance \$1078.64, and for the 157<sup>th</sup> entrance \$2373.00. Micki Taylor and Eric Petersen volunteered to store lights if needed. There was discussion on volunteers/owners install the lighting versus a contractor.

Additional budget items that were discussed included: exterior lights at the entrances, which have been replaced due to damages. They have been replaced with LED lights. The Garage sale expenses have included the ad in the newspaper, which that cost was removed from the budget for 2019 due to the increase in social media outlets to better advertise the garage sale. Lawn care and tree care were also discussed.

A motion was made to amend the budget line item for the Holiday Lights to \$500.00 and purchase our own lights and handle the installation and storage as a community. The motion was seconded, and a vote was taken. Three homeowners were in favor, 10 votes against. The motion did not pass. Micki motioned to amend the budget for Holiday Lights to \$1000.00, and purchase lights, and handle the installation and storage as a community. Lisa seconded the motion a vote was taken, 2 votes against the motion, 11 votes for the motion. The motioned passed. Volunteers will be needed for the installation and purchase.

Lisa motioned to combine the Lawn care and tree care line items in the budget, and reclassify to Grounds Maintenance, the motion was seconded and all approved.

Lisa motioned to allocate the \$2000.00 savings from the Holiday Lights toward the Grounds Maintenance Budget line item, making it \$3000.00. The motion was seconded and all approved.

A motion was made to approve the 2019 Budget as amended, which was seconded and all approved. It was determined that once the budget was amended it would be put on the website, and a notice sent out on Nextdoor to alert Homeowners that it is posted on the website.

Subcommittee Updates: The follow Committee updates were given.

Social Committee: 2018 Social Events were reviewed; the Easter Egg hunt, 4<sup>th</sup> of July Parade, and The 4<sup>th</sup> of July Block Party was all a success. The Board discussed adding a sign in sheet to all social events to try an obtain additional contact information for homeowners. For several years we have been trying to establish a directory, but have had little participation.

Website: Dave Peterson, a homeowner has been maintaining the website, there was discussion of having the website updated more regularly. Jennifer Galbraith, also volunteered to help with the website. Beth will pass along Jennifer's contact information so that the 2 volunteers can work together to maintain the website.

Election of the Board Members: There is one vacant seat on the Board of Directors. Spencer Witt volunteered to serve on the Board of Directors. A motion was made to elect Spencer to the Board of Directors, which was seconded and all were in favor.

Old Business: The following items were brought up for discussion:

1. Entrances: In 2018 the Board started to clean up the entrances with tree trimming, and removal of ground cover vegetation. In 2019, the second phase will occur with stump removal and additional plants being added and updating the rock/mulch.
2. Vacant Lot: The vacant lot on the Berry street entrance, which is owned by the Homeowners association was discussed. The Board has been looking into purchasing the MUD building so that the lot could be sold. Beth will follow up with the insurance agent, as the Board wanted to see what, if any increases to the insurance would be affected for purchasing the building.

New Business: none.

Adjournment: A motioned to adjourn the meeting at 8:08pm, the motion was seconded and all homeowners were in favor.