**Stonebridge HOA
2017
Annual Homeowners Meeting**

**11-17-17**

**Welcome and Thanks for attending**

**Introductions:**

* Tom Wilhoit (President)
* Guiseppe Baldin (Vice President)
* Heather Mata (Treasurer)
* Rachel Lopez (Secretary)
* Hugh Rathbun (Architectural Committee) – not in attendance
* Viv Glenn-Hough – (Welcome/event coordinator) not in attendance

**Resident Attendees:** Jon Mitchell

**Call meeting to order**

* **Financial Review -**
* **Checking account balance -** $4,912.25
* **Savings account balance -** $36,916.79
* **Submit any new receipts –** Rachel submitted receipts from the block party for reimbursements. Tom submitted receipts for gift cards for new residents.

**Old Business:**

**HOA dues update/ Collection Agency updates –** two residents 1 year past due, five that are 1+ there will be no more collection activity until the next HOA bill cycle

**Pond/Landscape updates –** Fountain has been removed, sprinkler system removed, landscaping prep for Spring is set to begin. We still have a muskrat issue. Tom proposed we get a bid to re-rock the shoreline and where the muskrats have burrowed into the north shore we will see about re-rocking there. Board approved and he will contact Keller Custom Landscape for their official bid.

**Welcome committee update** – Attached for review: 1903 NE 2nd, 2017 NE Eastwood are new residents. Rachel has gift cards and welcome letters, will deliver the week after Thanksgiving.

**New Business:**

**Discuss any resident complaints or concerns** – None that have not been addressed.

**Annual Meeting Planning –** Thursday January 25, 2018 6:00 p.m. at Lunar Bowl Food will be provided. There will be opportunities for new board members to join. Tom will get the annual letter out along with the bill. Heather will email the forecasted budget to Tom.

**IMPORTANT**: Three important announcements.

* In January 2018, we will move to **bi-monthly meetings**.
* **Tom got a proposal from Community Association Management to run the activities that the board is currently doing.** We are considering taking this action due to lack of resident participation in the meetings and board member openings. While it is not a lot of time each month, it can present a challenge when all of the responsibilities are only spread over the same small amount of people. The cost of turning over the running of the HOA to this company is $515.00/month + additional expenses if they have to do things such as register liens or review homes from resident complaints. The proposal letter is posted here in the meeting minutes space for review. We will be discussing this at the annual meeting in January so if you want to share your thoughts, ideas or concerns, you should attend that meeting. We will attempt to get additional bids from other companies to run the HOA for a price comparison for this type of service.
* **Dues Increase:** The dues will increase by $5 bringing the total annual dues for each resident to be $115/year. Rachel will update the Website to reflect this change.

HOA Non-Profit until 2018 is finalized.

Jon Mitchell asked on behalf of a neighbor if we could put up a flag pole. Yes.

**Next meeting dates and time** – Thursday January 25, 2018 6:00 p.m. Lunar Bowl