**Stonebridge HOA   
2018  
Annual Homeowners Meeting**

**01-25-18**

**Welcome and Thanks for attending**

**Introductions:**

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

**Resident Attendees:** Phillip Leslie, Jon & Kari Mitchell, Paul Comerford, Ken & Pam Roberts, David Magnt, Gary & Viv Glenn-Hough, Hugh & Terri Rathbun

**Call meeting to order -** Tom  
**Agenda:**

**Financial Review:**

* **Checking account balance:** $151.78
* **Savings account balance:** $36,996.79
* **2017 proposed budget, 2017 actual budget, 2018 proposed budget were reviewed and discussed**
* **Submit any new receipts:** None submitted

**HOA dues update/ Collection Agency updates –** Reminder of the $5 increase for annual dues for a total of $115/year. In order to maintain a balanced budget we needed to enforce this increase. The other reason is the consideration of the use of a management company to run the board. 33 residents have paid their dues to date. $3,590.00 in additional dues will be deposited tomorrow from the Paypal and mailed in checks. There are only 8 residents still in arrears for dues, 4 have liens and 4 are only 1 year behind so we have not put liens on them yet. Keller Custom Landscape exceeded our proposed 2017 budget by almost $4k and that was the largest discrepancy. This was due to us adding them putting up Christmas decorations, additional mowing along Duncan Road and the installation of a water pump for the fountain.

**Pond/Landscape updates –** Need to consider re-rocking of the pond and open to other suggestions for the pond. Additional rocking will deter muskrats and make the pond more aesthetically pleasing.

**Welcome committee update** – The management company will take over providing a welcome letter to new residents.

**Discuss Management Company taking over Board Responsibilities –** proposals are posted on website. Tom reviewed the list of activities that that company that will do for us. We are considering the not for profit company taking over many of the activities that the board is currently responsible for. Question was asked if we would need additional dues increase to pay for the management company. Based on the current proposal, we don’t think the use of a management company would require an additional increase in dues. Question was asked if we would need to change the bi-laws to use the management company. No, we would still maintain a board and they would only take over the administrative activities of the company. Kent Roberts proposed that we move forward with using the Homes Associations of Kansas City as our management company and Gary Hough seconded the motion and it was passed. As an action item, we will need to update the contact information for our board etc. so that calls go and mailings go to them. This transition also means that the collection responsibilities we have been having Midwest Collection Agency will now be handled by the management company.

**Open Board Positions or Volunteers –**

* Tom will stay on as President
* Phil Leslie will take over as Vice-President for Guiseppe Baldin
* Heather Mata will stay on as Treasurer
* Rachel Lopez will stay on as Secretary
* Hugh Rathbun will stay on as Architectural Committee
* Viv Glenn-Hough will stay on as Welcome Committee

**Moving to bi-monthly meetings in 2018**

**Discuss any resident complaints or concerns –** none

Next meeting: Lunar Bowl on Thursday March 15 - 7:00 p.m.