

STONECROFT HOMEOWNERS ASSOCIATION
BOARD MEETING - Q4

Call to Order

A quarterly Board meeting of Stonecroft HOA was held on October 13, 2016 at the Spencer Road Library. It began at 7:07 PM and was presided over by Jim Fischer, with Tony Centracchio as Secretary.

Attendees

Voting members in attendance included Tony Centracchio (Secretary), Jim Fischer (President), Tom Wilhelm (Treasurer)

Guests in attendance included Bob Stout and Sharon Centracchio

Approval of Minutes

A motion to approve the minutes of the previous meeting was made by Tony and seconded by Tom. Edits discussed by the board will be submitted by Tom and uploaded to the website by Tony (www.stonecroftsubdivision.com).

Reports

No subcommittee reports were presented to the board.

Current Business

The Board completed and submitted to City & Village the appropriate paperwork for an assessment of \$220. Assessment dues will be mailed by the first week of December.

Directors and Officers Insurance - Tony presented preliminary quotes for D&O insurance. Tony will obtain final quotes including insurance on the Kisker Rd fence from three (3) agents including State Farm, American Family and O'Connor (current insurance agency). The Board will review and agree on an insurance agent moving forward.

Kisker Rd Tree removal - Jim presented quotes for the removal of six dead trees. Bids were obtained from Hansen's, Allen and Rays. The Board agreed to collect additional quotes to be reviewed at the next Board meeting.

Monument maintenance - Tom presented a bid from St. Louis Brick ([link](#)) for the restoration of the front entrance monument. By a vote of 3-0, the Board agreed to move forward with the bid.

2017 Budget and Assessments - Tom presented the 2017 budget ([link](#)) to the Board for review. The budget was approved by the Board and will be posted to the HOA website.

Kisker Road fence update - O'Connor agreed to reinsure the fence. Tony will have the fence included in the insurance quotes solicited by State Farm, American Family and O'Connor. The fence is estimated to be approximately 955 linear feet.

The Board discussed different options for lighting up front including the replacement of existing lighting, total overhaul of the lights and potential updates to the guard shack. The Board agreed to defer the discussion to a later date.

New Business

Subdivision Management Company - the Board agreed to defer this topic to a later date.

Subcommittees - The Board discussed the potential options for subcommittees and the appointment of a Vice President to oversee subcommittee activities. These options will be further explored at a future meeting.

Trash Service - The Board agreed to form a committee to explore subdivision-wide trash service. The committee will be responsible for gathering bids and submitting a proposal to the Board for review. The proposal will then be presented to the HOA for a vote.

Communication plans - Tony presented a plan for additional, and regular, communicates to the HOA. In addition to updates to the website, a newsletter was discussed. The Board will plan to promote the website and encourage homeowners to subscribe to the newsletter. This communication will accompany the annual assessment notices which will be mailed later this year.

Additional Topics

The Board will plan to discuss the enforcement of rules and regulations at a future Board meeting.

Motions

Moved by Tom and seconded by Jim that the HOA maintain a minimum cash reserve of \$20,000 to address future, unplanned expenses. The motion carried with a vote of 3 to 0.

Moved by Tom and seconded by Tony that the Board appoint a Vice President to oversee future committees and to alleviate the Board's current burden of work. The motion carried with a vote of 3 to 0.

Moved by Tony and seconded by Tom that the Board contract with St. Louis Brick to restore the front entrance monument. The motion carried with a vote of 3-0.

Moved by Tom and seconded by Tony that the Board approve the 2017 HOA budget. The motion carried with a vote of 3-0.

Adjournment

The Board agreed to continue the meeting at a later date to be determined (likely in December). Jim will submit potential dates to the Board.