3/33/16

Quarterly Board Meeting

55 Silas Ct – Herb Blow’s home

7:00pm

7:00pm – Herb Opened the meeting.

First topic – Jim distributed an annual report for the Stonecroft Homeowners Association

1. Location of Stonecroft HOA’s records - The issue was discussed. Question was raised regarding whether or not the records should be stored in a board member’s home. Will ask City Village if they are willing to store the HOA’s records. Jim will inquire if City Village is willing to store all records. Jim will inform the board of findings. Also, will inquire how far back (date) the records need to be stored.
2. Communication of Board’s Activities – Regular posting of board minutes. Annual letter will be distributed via U.S. mail, will also be posted to the website. It was determined that the annual letter will go out with the dues notice. Lawyer’s opinion letter regarding the fence issue, special board meeting summary, and notes from board meeting will be posted to website.
3. Website renewal and annual MO registration – Still going through Dean. Herb will follow up and have invoices sent to him and also determine who needs to be followed up with regarding registration.
4. Register of post office addresses – City and Village will supply a copy. Tom will follow up.
5. Follow up on 3/17/16 meeting with Bob and Jeanne Stout regarding the fence issue.
6. Next Step on Fence Issues – Jim has located an attorney. Will discuss with representative homeowner if this person is agreeable to use. Will discuss the following with the attorney in an attempt to insure the subdivision fence. Adverse possession, maintenance easement, and potential further action regarding Hughes’ responsibility for failing to address and clarify the subdivision fence.
7. Identify areas of fence which are owned by Stonecroft HOA – Homeowner requested information on the section of fence that is located on subdivision owned property. Jim is going to follow up.
8. Review CPA material – Jim shared the Stonecroft financial statement from Edward Small, CPA. The document will be posted to the subdivision website.
9. Review unpaid assessments - as of 2/29/16, we have 15 unpaid assessment. Wait for an updated list from City Village on 3/31. Reminders will be sent. If assessments go unpaid, City Village will automatically file a lien and a copy will be sent to the board.
10. Explore new HOA full service management company – Will explore finding a new management company to replace City and Village. A full service management company will ensure the HOA is being managed according to the by-laws. Herb will follow up and get bids. The board will discuss and share the comparison matrix with the association.