

## STONECROFT – 4/5/12 ANNUAL MEETING NOTES

Meeting opened at 7:10pm and adjourned at 9:15pm to be continued within 30 days due to lack of quorum at this meeting.

In attendance was the board of directors: Gerald Erickson, Herb Blow, and Larry Bowling. Ingrid Stewart, Community Manager and Randi Cahill, Community Coordinator. We had an attendance of 32 homeowners, and 28 proxies, totaling 60, however we did not reach the quorum of 74 homeowners. Ingrid explained that since we did not have a quorum, we could not consider this an official meeting and that a secondary mailing would have to take place to validate the election.

Herb told the community that there is between \$4,500 and \$5,000 in reserve monies and a request was made to show the net cash balance at the end of 12/31/2011 in the actual vs. budget report. These reserve monies are actually unspent dollars from the previous year.

The removal of the plantings in the common ground over the pipeline will show a savings in the landscaping area, as there will be some items that won't have to be done.

The financial status of the HOA was discussed and it was pointed out that there were no excess funds to handle many common ground upgrades. In an effort to improve the curb appeal at the entrance, the guard house at the front was painted and the Stonecroft letters were also cleaned and painted. The board will look into getting a quote for tuck pointing the entrance monument, and to replace the entrance light fixtures which appear to be broken. Another repair which will need to be made is replacing the damaged ramp to the detention basin for \$125 so that the landscapers can get down to mow it. Discussion on a proposal to replace dead bushes at the entrance was tabled until the board can arrive at a consensus to do some of this work.

An updated financial status report will be provided at the next meeting, reflecting the correct budget for 2012 which projects a positive ending balance of \$332.00.

Discussion centered over the sod that was planted today over the pipeline area. The board detailed some options and explained that they had approached three irrigation companies to provide quotes to install an irrigation system. One company withdrew from quoting, a second company gave a verbal quote of approximately \$14,000, and a third company gave a written quote for \$14,620. Another option was to contract with watering trucks to water the sod daily until it grows roots. One cost was \$150/trip and the other was \$900/day for 2 trips. It will require two daily trips to get the sod watered. In order to proceed with these options, an assessment would have to be made to cover the cost.

Another option was the possibility of having the homeowners that back to the pipeline to direct their sprinklers to also water the area directly behind their home. Some homeowners indicated that are already doing this.

Herb Blow then talked about his idea to pursue a plan to deed the common ground behind the homes to the owners that back up to it. The homeowners would then be responsible for maintaining this common ground. This idea had not been previously discussed by all the board

members. Gerald Erickson then stated that if this was to take place, all the homes would have to be included as it would be impossible to maintain the common ground in between homes that would not accept this deed of the common ground. Ingrid was asked to research this idea.

The need for more communication between the board and the homeowners was expressed. Most of the attendees provided their email address and everyone was encouraged to talk with their neighbors to send their email address to DNI.

A petition was circulated a couple of years ago to amend the quorum to a lower number. This petition did not pass. Ingrid was asked to research when the HOA could circulate another petition for this amendment.

Gerald Erickson made a motion to adjourn the meeting for a continuance and Joe Meyer seconded the motion.

Submitted by,

Larry Bowling,

Secretary