

Stonecroft Annual HOA meeting
September 16, 2021
Kisker Road Library

John started the meeting at 506pm.
John welcomed all in attendance.
Each board member introduced themselves.
Introductions of new members and other board members occurred.

Agenda:

1. Call to order
2. Recap - last year's meeting was held at Veteran's Memorial Park. Ten homeowners represented last year. Becky Pogorzelski was elected last year.
3. The Stonecroft subdivision has a facebook page that is a closed group but all are invited to participate and share what they want. It is a good an inexpensive way to communicate neighbor news, issues and concerns.
4. Board updates
 - a. 2021 project expenses to be less than due collected. We still have a few project that would like to get completed prior to year (lawn care, sentry management, landscaping, insurance).
 - b. We usually have \$3-4K remaining at the end of the year for special projects.
 - c. The guard house needs some termite work. For \$200 we can have it sprayed. Will require the drywall be taken down and replace.
 - d. The Monument area needs some work to the trees, trimming.
 - e. Common groupd - have several stumps that need to be removed and trees replaced. Would like top lan pine trees along Kisker road where there is no fence.
 - f. Instances of trailers parked in driveways for extended periods of time. Sentry has sent notices to two homeowners.
 - g. Stonecroft Garage Sale will be October 2nd.
5. Dues - no increase of the annual assessment. A breakdown of where the money is going was shared. A comparison of the dues historically to an inflaction and CPI index was also shared to show our assessment is inline. Balance sheet has \$64K as of today. Expect \$10-12K for rest of the year leaving ~\$50K at the end of the year. This contingency anticipates the need for planting more trees, maintenance of the fence, replacing/maintaining the guard shack. Retention areas (3) are part of the common ground and while inspected by the county regularly may require some work in the future.
 - a. Annual assessments \$45K
 - b. Lawn \$20K
 - c. Mamg Fees \$6K
 - d. Electricity/water \$6K
 - e. Insurance \$3K
 - f. Tree care/landscaping \$5K

- g. Other \$2K
- h. Contingency \$3K
- 6. Fence - the white fence along Kisker is maintained by the HOA. Annual cost of insurance is \$306. There was little to no expense last year and runs each household ~\$5 a year. There are some areas showing age so we anticipate some work may be necessary. Powerwashing of the fence may be needed.
- 7. Voting - encouraged all to vote. This was the first year online voting was done via the website.
 - a. Votes were tallied and John was re-elected to a three year term
- 8. Welcoming new neighbors - residents discussed a prior for welcoming new neighbors. 8 new residents in the past year. Several residents thought this was a good idea.
- 9. Open forum
 - a. Electrical panel at the entrance is rusted. Needs an electrical contractor to do.
 - b. Discussion of contract with mowers. Contract is with Mauer but they subcontract due to lack of workers. Not all are happy with the work but we may be getting a good deal for what we are paying. Most were satisfied with the work when Mauer was doing the work. We did increase the grass cutting to every week.
 - c. Sprinkler start up and winterizing - Bob Stout shared that many use Bob Baker and all in the residents are invited to participate.

Actions:

- Attendees requested a copy of the 2020 expenses. Question about whether we send with the assessment or the annual letter. Residents in attendance were ok posting on the website.
- Briarcroft home with a pallet in the front yard. May need a notice from Sentry.
- Becky to follow up with Pam on a welcome packet/process for new homeowners.
- Address electrical panel at the front area (also put up wood post). An neighbors with referrals should send them to the stonecroft email address.
- Follow up with Mauer on the mowing. Validate that we have updated insurance certificates and W-9. Contact Sentry to follow up.
- Share the Bob Baker sprinkler information on the website and Facebook page.

Meeting was adjourned at 610 pm.

Respectfully submitted,
Becky Pogorzelski