Stonecroft

 **HOA BOARD**

Jason Valvero – President

John Rhomberg - Treasurer

Vacant - Secretary

Stonecroft HOA

Annual Meeting Agenda

Thursday, September 24, 2020 6:00PM

Veterans Tribute Park, Shelter #3

**Welcome and Introductions**

**Common ground maintenance** – Contract with Maurer Lawncare is up this year. We would like to get a few quotes for the lawn services. Some of the changes we are considering is to increase the frequency of mowing to every week for the common ground (+$3K). In addition, considering having a separate company take care of the fertilizing and planting of the monument area.

* Need to replace the ramp/steps in the detention basin off Silas Ct. ($400)
* Several trees are dying and have stumps to be removed as well as clean-up lower limbs on trees. ($1K)

|  |  |
| --- | --- |
| Annual Budget | Amount |
| Management Fees (Sentry Mgmt) | $6K |
| Grass Cutting / Fertilizing / Maint | $20K |
| Insurance | $3.5K |
| Utilities – Electric / Water | $6.5K |
| Tree Removal | $7K |
| Fence Maint/Tree Trim | $1K |
| **Total Expenses** | **$44K** |

**Budget –**

 **Annual HOA Assessment - $300 X 146 Houses = $43,800**

 **2021 Assessment 🡪 $310 = $45,260**

 **Capital Improvement Fund 🡪 $45,000 (estimated)**

 **(fund to be used for replacement of Kisker Road fence, Maintenance of detention ponds, monument repair, trees and landscaping)**

**Nominations for HOA Board / Voting - 2 Open Positions**

**Jason Valvero – Re-elected to board for a term of up to 3 additional years.**

**Becky Rabbitt Pogorzelski** has voiced her interest in serving on the HOA Board. Becky lives on Country Park Circle and is one of the first homeowners in Stonecroft. She is currently retired and supports several non-profit charities.

**Sentry Management -** Any issues or concerns with current management company?

**Future Projects**

 A) Monument - Re-paint guard shack outside, add new lighting inside and out, replace trim around door. $500

 B) Trim trees at monument and add a few new bushes. $500

 C) Remove trees at end of Country Park Circle - $6,500 (Debris will remain in common ground)

D) Add landscaping along Kisker road in front of detention pond, behind Silas Ct. in front of detention pond and start to replace some of the trees / evergreens that have died. (Capital Improvement Fund ??)

E) Add sign or plantings at back of Subdivision in common ground. (Capital Improvement Fund ??)

**Questions from the floor**

**Meeting Adjourned – Thank you for attending!**