

Annual Meeting Minutes 4/16/24

Board Members Present: David Jenks, Pam Carmack

Call to order by David Jenks at 7:00 pm

Board and Kim introduced themselves. David asked that each attendee introduce themselves, which each did.

D. Jenks announced that board member John Pawelski has resigned his position so there are two openings on the board. Attendee asked what the responsibilities of the board are which David explained. Jack Poore was introduced as a nominee for the open board position and Pam indicated she would be willing to continue to serve on the board. It was determined that this process would take place toward the end of the meeting.

D. Jenks explained that he met with the Clearcreek streets department and was told that The Woods is on the docket to be repaved this year. A resident from The Meadows asked what it takes to get the roads fixed in The Meadows. D. Jenks explained the process that the streets department goes through to get roads repaved and the technique being used called **Cape Seal**. It was suggested that if residents complain about the roads to the streets department, it will draw attention to the need to address certain areas.

Jack Poore introduced himself as a potential candidate for the open board position. D. Jenks moved to elect, and it was seconded by E. Pawlosky. It was then suggested that the agenda items be discussed prior to an official vote on both openings.

D. Jenks explained that the audit is technically done but we do not have the results yet. Much discussion was held regarding why it has taken so long. The consensus is that the result should and will be presented to all residents when the audit is wrapped up and the results are received. The results will be posted on the website www.stoneridgeowners.com. Bambeck moved to release the audit results, but the board does not have the results yet. When they are obtained, they will be released. Much discussion was held regarding the health issues with the CPA and communication issues over the past several months making it impossible to have the results within the time frame hoped for by everyone. D. Jenks indicated that they would have to visit the CPA very soon to get this resolved.

A resident asked if bank statements could be made available and it was agreed that they may be made available.

It was pointed out that the signs did not get posted at entrances for meeting. Attendees were informed that the signs are being done now and will be ready for next year's meeting.

Discussion was held regarding the communication of information. There was also discussion last year regarding collecting emails and it was stated that it would be difficult to maintain a database of 335 emails. Information should be sought out from the www.stoneridgeowners.com website since it is easiest to access at this time. A suggestion was made to distribute a semi-annual newsletter.

J. Collins asked what the plans were for the excess funds in the bank account. It was discussed that the money could go back into the neighborhood in some way. D. Jenks also informed the attendees that the plan was to invest the money, but the board was waiting until the audit was complete prior to doing that. Attendees were told that there are efforts to beautify the entrances. Additional areas of suggested improvements include painting fire hydrants, fixing utility boxes, plant trees.

D. Jenks discussed the retention pond efforts and indicated that due to the age of the pond and the issues of muck, cattails and algae, an expensive fix would be to dredge the pond for approximately \$50k. This year the pond budget was raised to take mitigating steps to address all the issues as best we can, by cleaning the bubbler, and treating the pond with new chemicals that should keep the algae at bay. The bubbler should be turned on in May.

D. Gibbs indicated that his boundary pins were moved when work was being done and questioned how to prevent that. He was told that he should contact the person who did the work and ask them to rectify the problem.

D. Ambach asked if the gravel driveway was approved, as she was told it was. She was told that it was not approved and that we are working with the realtor and owner to get this resolved. Legal intervention may be necessary.

The topic of fences was raised, and it was clarified that if you can't see over the fence and you can't see through the fence, then it constitutes a privacy fence. J. Pritchard asked how many fences are being addressed. He was told that there are three fences that are currently being addressed. He indicated there is one on Woodbridge that is in violation. The board acknowledge that they were notified and offered to have greenery purchased to replace the privacy fence, but they rejected the offer. The current homeowner on Woodbridge did not install the fence. Additional action may have to been taken to resolve this matter. D. Jenks told the group that any project must be presented to the board for review and approval as opposed to proceeding without permission.

Discussion was held regarding variances, and this violates the covenants. And homeowners should be made aware of all variances to the covenants. When the board

indicates there is a variance, it is not straying from the covenants, rather it is granting a setback variance. When the covenants indicate a minimum 25' setback is required, the board may grant a setback variance of less than 25' which is allowed by the covenants.

It was suggested that board members drive the neighborhood to find violations.

D. Jenks informed the attendees that since it is an election year, that signs/flags are not allowed that make political statement. It was clarified that team flags are sports team flags. Examples of possible flags/signs were discussed, and it was determined that any flag that makes a statement is not allowed as per the covenants.

E. Pawlosky discussed the need to not spew problems, but to provide a solution. She suggested sub-committees to which most of the attendees gave a positive reaction to. J. Weimer offered to serve on a lighting sub-committee to help install lights at the entrance. It was mentioned that there is a service map, with Duke Energy, that shows where lights should be and there should be one at the entrance. The board and J. Weimer will look into that. It was suggested that I. Kabanov serve on a communications committee.

I. Kabanov indicated that although he hadn't planned on serving on the board he would be willing to do so. A vote was then taken to have Jack Poore fill the opening made by Pam leaving and which is a 3-year assignment and Ivan Kabanov would fill the opening made by John Pawelski leaving. They were voted in.