**Stonebridge HOA   
2017  
Annual Homeowners Meeting**

**04-20-17**

**Welcome and Thanks for attending**

**Introductions:**

* Tom Wilhoit (President)
* Guiseppe Baldin (Vice President)
* Heather Mata (Treasurer) Not in attendance
* Rachel Lopez (Secretary)
* Hugh Rathbun (Architectural Committee) Not in attendance
* Viv Glenn-Hough – (Welcome/event coordinator) Not in attendance

**Resident Attendees:** Gary Hough

**Call meeting to order**

* **Financial Review –**
* **Checking account balance –** $ 17,756.84
* **Savings account balance –** $ 36,905.95
* **Submit any new receipts –**

**Old Business:**

**HOA Dues update/ Collection Agency updates –** we have 53 outstanding HOA dues balances. Tom will send a reminder letter to these individuals who are only behind for 1 year and include the 10% penalty for being late and if they don’t pay within 30 days from postdate of letter. At that time the account will be turned over to Midwest Fidelity Collection and it will include the additional 30% fee that Midwest Fidelity charges us to collect the monies for us. Any of the 53 who are more than 1+ years behind will be resubmitted to collections with an additional 10% added on for the 2017 late fee. Tom contacted Midwest Fidelity and asked them have 100% responsibility for dues collections.

**Tax/HOA registration updates –** Guiseppe was provided the application and information in order to get the HOA registered as a tax-exempt entity we continue to work this process and figure out next steps.

**Pond/Landscape updates –**

* Did we get the Neverwet paint to help control the graffiti? Heather has purchased and gave it to Tom and we will work on getting the graffiti removed and paint put on.
* Regarding using our own water out of the pond for irrigation, have we spoken with the city for approval? Tom did speak with the city of Blue Springs who initially told us we would be responsible for removal of the water line all the way up to the meter. We disagreed with that, but the City agreed if we keep the meter and they put a lock on it and pay the approximately $8 per month, if our pump fails or the pond gets too low we would still have the ability to turn back on to city water. We have directed Keller Custom Landscaping to start the process to use our pond water to irrigate the grass. Keller Customer landscape attempted to turn on the fountain but again, the pond pump was broken because it was wrapped up with fishing line. Because of this, we are having Keller Custom landscape put the pump into the mechanism that will house the pump for the irrigation. Muskrats are back at the pond. We are working to trap them and move them away. Dead tree has been cut down and stump burned out. Replaced the light on 2nd Street.

**Welcome committee update** – Rachel will update the Welcome letter and provide copies to Viv.

**New Business:**

**Dates for Community Garage Sale:** Wednesday May17 – Saturday May 20 will be the community garage sale. Tom will put an ad in the paper to advertise this. Rachel will post on Facebook and respond resident who inquired via email.

**Dates for Dumpster Day –** will be Saturday June 10 8:00 a.m. – 12:00 a.m. We will be checking that dues are current. Tom will call and order the dumpster tomorrow.

**Discuss any resident complaints or concerns** – Rachel will post a response.

**Next meeting date and time** – Tuesday May 30, 2017