**Stonebridge HOA
2016
Annual Homeowners Meeting**

**11-29-2016**

**Welcome and Thanks for attending**

**Introductions:**

* Tom Wilhoit (President)
* Nick Admire (Vice President)
* Heather Mata (Treasurer)
* Rachel Lopez (Secretary)
* Hugh Rathbun (Architectural Committee)
* Savannah Helm – (Welcome/event coordinator)

**Resident Attendees:** Lloyd Helm, Gary & Viv Hough, Bill Myers, John Lopez, Andrea Wilhoit, Giuseppe Baldin

**Call meeting to order**

* **Annual Financial Review –** Heather Mata
* **Checking account balance –** $ 3845.74
* **Savings account balance –** $ 36,808.90 (YTD interest $94.83)
* Heather passed around a proposed 2017 budget. It will be made available on the website. Keller Custom Landscape budget increased this year by approximately $1500 to allow for additional care of the lawns behind the houses that back up to Duncan Road.
* **Submit any new receipts –** Heather provided list. Will be made available on the website.

**Old Business:**

* **HOA Dues update/ Collection Agency updates –** Still have a contract Midwest Fidelity Services. Only have 8 persons who have not paid dues and they all have active liens. Of the 8, there are 4 that are severely delinquent. Giuseppe asked about creating an amnesty program where we offer these individuals who have the liens an opportunity to pay a possible lesser amount to clear out the lien. Discussion was that we would have to pay the collection agency the 30%. We also discussed that we do work with individuals who are very delinquent and offer them payment arrangements. Any individual who is willing to make some sort of attempt to pay the board is willing to work with them. We agreed to discuss with the collection agency potentially reducing the 30% fee in an attempt to get some monies.
* **Tax/HOA registration updates –** All taxes are current – with this being paid we can now register our HOA again.
* **Pond/Landscape updates –**A resident has approached Tom asking that we restock the pond. We think the pond is too shallow to effectively support additional fish. The fountain we have now is a motor with a propeller, the mechanism on top that makes it shoot so high is these tiny holes get clogged and it cannot operate effectively. We may need to consider changing the top on the fountain in order to prevent this. Replacing the top portion of the fountain could be replaced where the photocell could be hidden so preventing damage by rocks. Giuseppe offered some sort of screen to prevent the rock damage. We also discussed having larger rocks put in that could not be thrown at the fountain. Discussed putting a layer of concrete onto the rocks to prevent rocks from being readily available to throw. Tom did contact the city of Blue Springs to mount a camera to the utility pole so we could monitor the entire pond so we can keep track of what is occurring at the pond – city said no. Suggestion was made to mount a camera to one of the houses or in the treeline, or a flagpole to monitor the vandalism that occurs at the pond. There is a dead tree on the 2nd street side which we will have to have removed.
* **Welcome committee update** – no new residents have been contacted. 218 NE Bridge Place has new residents, and 2200 NE 3rd and 2205 NE 3rd have new residents we need to get contacted and get new cards.
* **New website** – Rachel Lopez

**New Business:**

* **Discuss any resident complaints or concerns** – None
* **Select date to put up Christmas decorations** – December 3 or December 10 Rachel will work with Viv and Gary
* **Change in Board Members – Need to nominate and approve new members**
* **Vice President –** Giuseppe Baldin
* **Treasurer –** Heather will stay on
* **Welcome/Event Coordinator –** Viv Glenn-Hough
* **Resident concerns or comments –** It was brought up that we might want to add benches to the pond area – proposed putting up on the pond. We agreed to consider this at our next meeting.
* **Next meeting date and time** – We will skip the month of December for our meeting and next meeting date and time January Friday the 13th at 6:30 p.m.