**Stonebridge HOA
2017
Annual Homeowners Meeting**

**5-30-17**

**Welcome and Thanks for attending**

**Introductions:**

* Tom Wilhoit (President)
* Guiseppe Baldin (Vice President)
* Heather Mata (Treasurer)
* 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 –** $ 14,965.16
* **Savings account balance –** $ 36,907.47
* **Submit any new receipts –** Deposit from PayPal and some checks to be deposited which Heather will complete this week. Heather reviewed all the deposits and bills that we paid.

**Old Business:**

**HOA Dues update/ Collection Agency updates –** Status on past due and Midwest Fidelity taking over all responsibilities for dues collection. 16 residents are now 1 year behind and 6 residents are now 1+ year behind in dues. One of the residents who is behind contacted us and it was due to the PayPal issue, the remaining 15 one-year delinquent residents are going to be turned over to our collection agency. We will check the mailbox and PayPal one last time on the 31st before moving forward with the collection agency.

Tom had a conference call with Troy Funk and the President of Midwest Fidelity to discuss what we wanted them to do as it relates to the collection of the dues. They are working on our proposal to see what it might cost us to have them handle the entire billing process from initial newsletter, mailing, and collection of payments and just send us a check. They will take over secondary billing and collections as well.

The board is allowed to raise the annual dues by 5% without a residential vote and once we have the proposal from Midwest Fidelity, we are considering raising the 2017 dues by this 5% allowance in order to cover some of the cost that will be incurred if Midwest Fidelity takes over the collections process. If this occurs the annual dues would increase from $110 to approximately $115.50 annually.

After much discussion, we feel like this is a good solution and will help to ensure that items for our residents are not missed. The board members strive to keep up with all that is involved in this process, but the collection of dues is quite time-consuming. Most of the board members who volunteer work full time and many of us have elementary-age children, making it difficult, at times, to be on top of the entire process.

**Tax/HOA registration updates –** Guiseppe contacted the state who indicates that we are back in exempt status. We will attempt to get additional confirmation.

**Pond/Landscape updates –**

* Beds were cleaned today and annuals going in tomorrow. Roundup will be getting sprayed to kill weeds. Lights on fountain will be fixed tomorrow. Thursday, Tom will meet with John from Keller Custom Landscaping to pour the concrete pad that the pump will sit on. We are moving forward with using the pond water for irrigation. As a reminder, we are keeping our ability to switch back to city water if for some reason we need to.
* Neverwet paint for graffiti status – in Tom’s garage – we will get this done soon.

**Welcome committee update** – Rachel still needs to update the letter

**Dumpster Day** - Saturday June 10, 8:00 a.m. – 12:00 a.m. Dumpster is ordered and Rachel will update FB, website and send email.

**Insurance** – We are up to date on the Sub-division Insurance

**New Business:**

**EWS has been bought by WCA but they are still honoring our Stonebridge rate**

**Start block party discussion –** We will have another block party August 26 and we are beginning preparations for it now. If you have any ideas or things you would like to see, contact the board.

**Use emails for information –** Heather and Rachelworking on email distribution list

**Discuss any resident complaints or concerns** – We received another anonymous letter regarding a camper parked outside a residence and we have talked to the homeowner.

**Next meeting date and time** – June 20 at 7:00 p.m.