

STONEYBROOKE PLANTATION RESIDENTIAL ASSOCIATION

March 30, 2017

Minutes

I. Call to Order

24 Homes were represented.

Jimmy Rutland called the meeting to order at 5:33 p.m., welcomed everyone, and introduced himself, Charles Saliba, Erin Hansen, Darolyn Klein and Robert Fike (new builder to the Stoneybrooke neighborhood).

Mr. Rutland briefly explained the purpose of the Association is managing the affairs of the association. He further explained the limited authority the Association has in addressing some of the issues brought up by members. Mr. Rutland explained that the powers of the Board are to manage common areas, amenities, entrance walls, the budget, pay the bills, etc. The HOA is a partnership between the developer and the homeowners.

Minutes from the 2016 were discussed and reviewed.

II. Financial

1. The 2016 Year End Financials were reviewed.
2. The 2017 budget was introduced and Mr. Rutland announced that HOA dues will be increasing effective January 1, 2018 to \$24 per month and \$288 per year.
The Initiation Fee for NEW Homeowners is increasing effective January 1, 2018 to \$250.
3. Mr. Rutland explained that after 2017 there should be a sustaining and positive cash flow. It is estimated that the developer will be paid back around 2022. After the developer is paid back, it is anticipated that the HOA would be turned over the homeowners the following year.
4. Online dues can be paid through PayPal. Please contact Kathleen Mokler via email at kmokler@colonialcompany.com and she can email you an invoice.
5. Mr. Rutland reminded everyone that budget items are available for bid.
6. The yearly cleaning service fee was discussed and resolved.

III. General Discussion

1. Bark Park – residents are interested in Bark Park in the future planning. Mr. Rutland explained that there were no plans for that at the time. Darolyn is ordering stations to put in the neighborhood at several locations.
2. Nancy Ausley asked about getting a grant for funds to build/have the Bark Park. Darolyn Klein explained that the city will give grants but it will require a

homeowner committee that would have to follow certain guidelines and attend city meetings. Also, it would have to be located on a separate lot not one of the green spaces next to a home.

3. Development Update – 331 homes built, 130 lots to go
4. Camera Update – it was installed the day of the HOA meeting with another company.
5. Social Media - Mr. Rutland reviewed the impact of positive and negative comments on social media.
6. Additional Amenities – Amenity requests would be submitted to the HOA Board of Directors. In order for additional amenities to be added there would have to be 100% approval of owners in the neighborhood and a special assessment would have to be approved and enforced to cover the cost of any amenity.
7. Gates at front entrance - There are no plans at this time to activate the gates at the front entrance. They are only for decorative purposes. Darolyn explained that the city will not allow the gates to be closed because the streets are public streets.
8. Parking on the streets – If you will email Darolyn Klein at dklein@lowdernewhomes.com regarding excessive parking on the streets she will write a letter to the homeowner.
9. Grass maintenance – There is a schedule for lots and common areas to be cut and maintained.