

**STONEGATE LANDOWNERS' ASSOCIATION
REGULAR BOARD OF DIRECTOR MEEETING
March 2, 2023
Minutes**

Meeting called to order at 5:07 p.m.

Location: Pierce Streetsboro Public Library

Attendance: John Sotomayer, Dave Hill, Chris Banks, Eddie Rimmer, and Anne Weiss from Associated Property Management (APM). Absent: Rick Madden

Minutes: Eddie made a motion to approve September 9, 2022, HOA Regular Meeting Minutes. Seconded by John. Unanimously approved by 4-0 roll call vote.

Financials: Eddie made a motion to approve January 2023 Financials (separate document, attachment). Dave seconded. Unanimously approved by 4-0 roll call vote.

Old Business

Solar panel policy

- Initial discussion on Board's discretion to create policy as opposed to considering doing an amendment of governing documents. Anne clarified that no amendment is needed at this time, but Board has authority to create a policy that can be enforced by APM if need be.
- Discussion ensued about resident straw poll results on solar panels in Stonegate.
- Anne reported straw poll, which APM distributed after September 9, 2022, HOA meeting to 175 resident households, tallied 49 votes against solar panels, and 33 votes for solar panels (on question no. 1 of straw poll)
- Chris made a motion for vote against solar panels in light of September 9, 2022, Board vote and resident straw poll with majority against solar policy. Seconded by John. Motion approved by 3-1 roll call vote.
- In light of Board's vote on first question of straw poll, no specific action was taken in light of straw poll's second question; though it was acknowledged that the Board could revisit the solar panel policy subject to future resident input.

Social committee goals/purpose

- Initial discussion on Stonegate HOA's understanding of social committee and/or a social welcoming committee. Anne observed there is no policy on either type of committee (one that engages in social activities on behalf of residents versus one that primarily welcomes new residents into Stonegate).
- Anne reported that a welcoming packet is sent out by the association.
- Discussion ensued about either type of committee (social committee and/or a social welcoming committee). It was pointed out that at present there is no functioning social committee (all the prior residents on it have resigned); but in light of that fact, Karen Rammer has agreed to serve on a welcoming committee. Chris and others on the Board expressed support for helping out if need be on the welcoming committee.

- Chris made a motion to have a welcoming committee, in principle. John seconded. Motion approved unanimously by 4-0 roll call vote.
- The Board tabled further discussion about how to create and structure a welcoming committee in light of Stonegate governance documents, and that Karen Rimmer probably should be invited to that discussion in the future.
- The Board also tabled further discussion on if or how to create a social committee in light of Stonegate governance documents.

Updating owner information

- Initial discussion on status of updating owner information. Anne reported that APM gets some but limited information from the title company.
- Discussion ensued about how to get owner information from residents.
- Anne agreed to share with Board the existing APM records on owner information and further discussion tabled.
- Related topic raised about Stonegate's collection of assessments and difficulty in enforcement without clear policy on issue. Discussion ensued. John reminded Board that he spent considerable time and effort in the past to create a draft document (Fining Policy and Procedures Manual), which he sent to APM's attorney for review; but that the APM attorney recommended against the Board implementing what was in the draft Fining Policy and Procedures Manual. Chris pointed out that he is new to Board and past Board action/practices, so he asked to see the attorney letter to understand better what happened. The Board then tabled further discussion about how to proceed on the issue upon receipt of that letter and/or other germane information.

Approve Vizmeg landscaping contract

- Discussion ensued. It was pointed out that it was unclear what the contract stated about what Vizmeg was charging.
- Chris made a motion to approve Vizmeg contract, with the deletion of word "occurrence". Seconded by Eddie. Unanimous 4-0 roll call vote to approve contract.

New Business

Board goals/purpose

- Chris asked issue to be put on agenda because he is a new board member and is seeking clarity; but given time constraints of meeting, the topic was tabled so the Board could finish review of the Reserve study issue.

Reserve study –approval for Anne to get estimates

- Anne reported that the Board is legally required to have reserve funds and it was mentioned that Stonegate has approximately 150K in reserve.
- Discussion ensued. Dave made a motion to ask APM to get research on the reserve study with estimates. Eddie seconded. Unanimous 4-0 roll call vote to approve motion.

Next meeting planned for April 27, 2023, at 5 p.m., Pierce Streetsboro Library.

Meeting adjourned at 6:45 p.m.

Minutes compiled by Chris, Board Secretary.