

**STONEGATE LANDOWNERS' ASSOCIATION
REGULAR BOARD OF DIRECTOR MEEETING
April 27, 2023
Minutes**

Meeting called to order at 5:15 p.m.

Location: Pierce Streetsboro Public Library

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

Minutes: John made a motion to approve March 2, 2023, HOA Regular Meeting Minutes. Seconded by Rich. Unanimously approved by 5-0 roll call vote.

Financials: John made a motion to approve March 2023 Financials. Rick seconded. Unanimously approved by 5-0 roll call vote.

Old Business

Solar panel policy

- Initial discussion on Board's discretion to create policy, considering doing an amendment of governing documents in light of information coming from Anne a governing documents' amendment is actually needed (after she conferred with APM lawyers). John said he needs to determine from APM cost and logistics of doing so. Dave raised issue of creating restrictions, suggested we can begin to craft some ahead of time, before the vote, to save time.
- Discussion ensued about cost issue of doing resident vote to amend governing documents, and on spending HOA Board time developing restrictions ahead of resident vote on solar panels.
- On issue of spending money to do resident vote for amendment on solar policy
 - Chris moved for HOA Board to spend money to send out resident vote to do an amendment to governing documents on solar panels. Dave seconded. Motion passed 4:1 (Aye: John, Chris, Dave, Rick. Nay: Eddie)
- On issue of HOA Board beginning to develop solar panels amendment to governing documents before resident vote on issue
 - Chris moved for HOA to begin to develop solar panels amendment restrictions before votes tallied from residents about amending governing documents on solar panels. Dave seconded. Motion failed 2:3 (Aye: Dave, Eddie. Nay: John, Chris, Rick).

Social Committee Goals/Purpose

- Discussion picked up on tabled discussion from last meeting if or how to create a social committee in light of Stonegate governance documents.
- Discussion ensued about whether the HOA Board should do more research on social committee issue.

- John moved to table issue on social committee. Chris seconded. Motion passed (3:2) (Aye: John, Rick and Chris; Nay: Dave and Eddie)

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 and other issues. No Motion or vote taken but all Board members agreed informally to table.

Reserve Study-Approval for Anne to Get Estimates

- HOA Board raised issue in light of last meeting, discussion ensued, highlighting concern that the Board needs the information to be in a position to decide issue.
- Dave moved for HOA Board to ask Anne for the cost of a legally sanctioned reserve study with haste. John seconded. Motion passed unanimously in favor, 5-0.

Dead Tree

- Discussion ensued. It was observed issue of fixing/replacing is under warranty, so landscaper will address. No motion or other action taken in light of that understanding.

Late Fee Waiver

- Initial discussion about residents seeking waiver of late fees on HOA assessments. Discussion ensued, highlighting APM takes money under contract; past practices under governing documents; and clarity about making sure residents reminded about paying HOA fees with no late fee waiver.
- Dave expressed view should as a board make it clear no late fee waivers are allowed at time statement is send out.
- Dave moved HOA Board must indicate to APM that when it sends out HOA assessments' notice there is no waiver of late fees after April 1 grace period and the assessment payment must be it received by APM by that date. Rick seconded. Motion passed unanimously, 5-0.
- Motion by Chris to say we as a HOA Board should not approve having a waiver of late fees of HOA assessments by residents. Dave seconded. Motion passed unanimously, 5-0.

Atlas Report

- John wanted to alert the Board of its existence. All HOA Board members acknowledged. No motions or other action taken on issue.

Delinquents and Foreclosures

- Discussed foreclosure on Opal and implications, along with how to deal with delinquent HOA assessment payments from residents.

- Discussion ensued on delinquency issue, highlighting need to begin legal action and/or waiting to determine cost of doing so, especially if HOA/legal action fails and Stonegate loses delinquency cases brought to court.
- Eddie moved the HOA Board must decide to take residents who are delinquent to court for legal action by APM/legal counsel. Seconded by John. Motion failed, 1:4 against (Aye: Eddie; Nay: John, Chris, Dave and Rick)
- Board agreed to table delinquency issue until Eddie finds out from HOA what the cost is of possibly losing legal action/s on delinquent assessment payments.

Meeting adjourned at 6:40 p.m.

Next meeting planned for May 18, 2023, Pierce Streetsboro Library, at 5 p.m.

Minutes compiled by Chris, Board Secretary.