

**STONEGATE LANDOWNERS' ASSOCIATION
REGULAR BOARD OF DIRECTOR MEEETING
July 25, 2023
Minutes**

Meeting called to order at 5:08 p.m.

Location: Panera Bread, Hudson, Ohio

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

Minutes: Approval of May 18, 2023 Minutes. John moved to approve; Dave seconded.
Approved unanimously, 4-0.

Financials: Approval of June 2023 Financials. John moved to approve; Dave seconded.
Approved unanimously, 4-0.

Old Business

1. Solar panel policy

- Solar Panel Official Amendment ballot K & C.
- Discussion: One clarification is that those who are in arrears are subtracted from the percentage needed to pass the amendment. John moved to approve sending out mailing; Dave seconded. Approved unanimously, 4-0.

2. Fine and Collection Policy

- Discussion focused on policy violations/enforcement procedures and adjusting language in John S. draft document, especially re: schedule of fine text. John moved to approve letting Anne do language revisions in light of past experience in structuring fine/collection policies with other board; Dave seconded. Approved unanimously, 4-0.

3. Reserve Study: Vendor

- Discussion focused on cost/merits of doing a reserve study (which the Board is legally obliged to do) and weighing each of two proposals the Board received, with the condition of having the company that is hired to make the document property specific. Dave moved to approve Superior study; Chris seconded. Approved unanimously, 4-0.

4. Reserve Study: Investing

- Chris moved to table to wait until reserve study is completed and in meantime Board can revisit how to invest in October 2023 at Budget meeting.

5. Review fence estimate from APM

- Discussion about \$230 estimate to replace 3 fence post caps. Chris moved to table so Board could get more information about the estimate justification in light of the anticipated work.

New Business

1. Uphold Construction – Review earth dam estimate

- Discussion about \$3600 estimate relative to Dam No. 3/near Ruby and Jade. John moved to approve expenditure; Rick seconded. Approved unanimously, 4-0.

2. Discuss upcoming Annual meeting

- Discussion ensued about recent and possible board resignations, along with challenges of incentivizing residents to participate and vote more on Stonegate homeowner issues. No firm conclusions were drawn, but the board hoped more residents would attend the upcoming annual meeting and exercise their right to vote.

3. Schedule October budget meeting

- Scheduled tentatively for October 12, 2023, at 5 p.m., at Pierce Streetsboro Library if available.

Next meeting is annual meeting, Legion hall, at 6 pm on Monday Aug 21, 2023.

EXECUTIVE SESSION Tuesday, July 25, 2023 Minutes

Call to Order: 6:10 p.m.

- After old and new business completed, the Board moved into Executive Session to address germane resident delinquencies, legal issues, bids, etc.
- Discussion ensued and board business completed.

Meeting adjourned at 6:25 p.m.

Minutes compiled by Chris, Board Secretary.