



MEETING MINUTES

Stonewood Homeowners Association Board of Directors Meeting

August 12, 2024

Time: 7:02 pm

Board Meeting held at 963 Stonewood Ln.

Present:

Marcy Hill, President and Secretary

Loren Omoto, Vice President

Laura Rainey, Treasurer

Board Members:

Jack Armstrong

Louis Gonzalez

Marial Kagan

Bevrlee Lips

Steve Luppert

Guests in Attendance: Diane Vitello (452 Forestwood Ln) and Lou Bruno (for 987 Stonewood Ln.)

Was notice given: yes

Discussion:

1. **Open Board Meeting:** Marcy Hill called the Board Meeting to order and confirmed the required quorum to hold this Meeting.
2. **Secretary's Report:** The Minutes from the previous Board meeting were reviewed. Marial Kagan motioned to accept the Minutes. Laura Rainey seconded the motion. They were unanimously accepted by all Board Members present.

3. **Vice President's Report:** Loren Omoto informed the Board of one of the legal changes of HB 1203 that became law on July 1, 2024. In the future, new Board members will be required to attend a four (4) hour course with a certification every four (4) years.

4. **Treasurer's Report:**

Accounts: Laura Rainey reported we have \$20,770.56 in the checking account and \$10,004.92 in the savings account for a total of \$30,775.48.

Past Due: One homeowner is past due with their annual dues. Three (3) letters have been sent asking for payment, the first one by regular mail and the last two, certified mail. It is now with our attorney for a notice of intent to lien. Another homeowner has been making payments with one final payment due.

Old Business:

Entrance Wall Repair Bids: Jack Armstrong had Hartman and Sons Construction assess the monument wall on the right side at the east entrance. The contractor stated there was no urgency about repairing the monument at this time. The damage was minor and not likely to cause any further problems this year. We discussed considering adding repair costs to the budget for next year.

New Business:

1. **Power Outage at West Monument:** Channing Bolick (975 Stonewood Ln) reported to Marcy Hill that an unknown person is adjusting the electrical panel at the west entrance without permission. The power is also being turned off.
2. **Sprinkler Repair:** Marcy Hill reported there is a leak in our sprinkler system at the left side of the east entrance that is being repaired.
3. **Insurance:** Bevrlee Lips reported that the four (4) insurance policies the HOA has are all renewing on September 14, 2024.
4. **Communication Protocol:** When a neighbor has a deed restriction issue, they should be directed to attend the next board meeting for their request.
5. **Annual Meeting:** Possible dates for the annual meeting are October 15th or October 22nd from 6:30 pm to 8:00 pm. at Eastmonte Park. Steve Luppert will try to find a sponsor to supply food for the annual meeting.

6. **New HOA Requirement:** Due to the new HOA laws, homeowners must be informed by US mail where they can view the governing documents.

7. **Newsletter:** The upcoming newsletter will have the following information. An explanation as to how to access the HOA documents and deed restrictions, notice of the upcoming annual meeting and warnings about coyotes in the area and protecting your pets from them.

Fence Request:

Lou Bruno, the son-in-law of Nancy Anater (987 Stonewood Ln), requested a waiver to build a vinyl fence to replace the old wood fence. He presented plans and photo samples of the fence. After Mr. Bruno left the meeting, the Board discussed this in detail. Laura Rainey motioned that the Board waive the penalty for the violation of Section 9 at 987 Stonewood Ln as a minor violation because the material was not available at the time the deed restrictions were written. There are numerous vinyl fences throughout the neighborhood and the design and color would compliment the neighborhood. Louis Gonzalez seconded the motion.

Voting for: Gonzalez, Kagan, Luppert, Omoto, Rainey

Voting against: Armstrong, Hill, Lips

The motion passed.

Next Board Meeting: Monday, September 16, 2024 at 7:00 pm at 963 Stonewood Ln

Board Meeting Adjourned: 9:21 pm. Marial Kagan motioned to adjourn the meeting. Jack Armstrong seconded the motion. The motion was unanimously accepted by all Board Members present.

Respectfully Submitted,

Diane Vitello for Marcy Hill, Secretary