

# **STONE CREEK HOA MEETING MINUTES**

## **February 21, 2018**

Kathy Casey called meeting to order at 6:30p.m.

In attendance for Stone Creek BOD:

Kathy Casey  
Mike Marich  
Debbi Sopko  
Kari Smietanski  
Christine Sapoto

Also in attendance representing Kuehl Management:

Jennifer Arthur

Kathy Casey noted that 18 homeowners were in attendance. The quorum for both regular HOA meeting and budget meeting has been satisfied.

### **OLD BUSINESS**

The compressor for aerator has been repaired.

The sprinkler control box has been replaced.

To start in the Spring:

- Root treatment for dying pines
- Injectable insecticide treatment for 45 pines trees
- Pruning of center pine trees

Steve Blakley has stepped down as Wed Administrator and Social Committee member.

### **NEW BUSINESS**

Kathy Casey made a motion to approve an update to the Stone Creek Rules and Regulations. It will state "a homeowner's property must be in good standing with no pending fees, fines or violations before any other property improvements will be approved". Motion 2nd by Christine Sapoto

### **BOARD VOTE**

Kathy Casey	yes
Mike Marich	yes
Debbi Sopko	yes
Kari Smietanski	yes
Christine Sapoto	yes

Treasurer Report for the 2018 Budget was given by Jennifer Author. HOA balance is in good standing. Comprehensive overview sheets were available for residents.

Kathy Casey proposed the 2018 Annual Assessment fee for each owner will stay the same - \$275.

Kathy Casey made a motion to approve 2018 Annual Assessment - \$275 per lot.

Motion 2nd by Debbi Sopko

#### BOARD VOTE

Kathy Casey	yes
Mike Marich	yes
Debbi Sopko	yes
Kari Smietanski	yes
Christine Sapoto	yes

Assessment letters will go out the end of February and are due by April 1, 2018.

Kathy Casey proposed a BioDredging program for the 4 ponds.

Service will performed by McCloud Aquatics. The program consists of a deposit of Vlstastim pellets, slow release pellets that sink down into the muck and deliver essential bio-stimulants and indigenous bacteria. The bacteria reduces muck and sludge, clarifies water and balances the ponds.

Kathy Casey made a motion of approve. Motion 2nd by Debbi Sopko.

#### BOARD VOTE

Kathy Casey	yes
Mike Marich	yes
Debbi Sopko	yes
Kari Smietanski	yes
Christine Sapoto	yes

Kathy Casey proposed an improvement to the Stone Creek entrance. Suburban Landscaping will be planting numerous flowers and grasses to help beautify the entryway.

Kathy Casey motions to spend \$5000 maximum on the entryway. Motion 2nd by Christine Sapoto.

#### BOARD VOTE

Kathy Casey	yes
Mike Marich	yes
Debbi Sopko	yes

Kari Smietanski	yes
Christine Sapoto	yes

Kathy Casey proposed to spend up to \$1000 total to stock the 4 ponds in Stone Creek.  
Motion 2nd by Mike Marich.

#### BOARD VOTE

Kathy Casey	yes
Mike Marich	yes
Debbi Sopko	yes
Kari Smietanski	yes
Christine Sapoto	yes

#### OPEN FORUM for residents:

Comments on size of new park  
Pond concerns regarding mosquitoes

A resident requested a hearing with regards to fines incurred.

Meeting adjourned at 6:59 p.m.

The BOD excused themselves into executive session at 7p.m.