

Stone Creek HOA – Annual Meeting – April 29, 2014

Minutes (un-approved)

In Attendance for the board:

Wayne Casey
John Trainor
Mark Mrozik

Meeting called to order by Wayne Casey @ 6:35pm. Wayne proceeded to thank the attending owners. There were 109 represented owners in attendance

Rules & Regulations: After a brief introduction as to how the document was created and the reasons why needed, the following occurred:

- Motion to Pass was made by John Trainor
- Motion was 2nd by Wayne Casey
- Discussion from Board included none
- Comments from Owners, the limited comments were surrounding mailbox options.
- Board Vote, the board vote was as:
 - Trainor – Yea
 - Casey – Yea
 - Mrozik – Yea
 - Fagan, via proxy vote – Yea
 - Sopko, via proxy vote – Yea

The motion passed with a unanimous decision from the Board of Directors.

By-Laws: After a brief introduction as to how the document was created and the reasons why needed, the following occurred:

- Motion to Pass was made by John Trainor
- Motion was 2nd by Wayne Casey
- Discussion from Board included none
- Comments from Owners, 1 comment as to why a board member could be removed from office. Explanation was the rule was placed to avoid any legal proceedings between board members.
- Board Vote, the board was as:
 - Trainor – Yea
 - Casey – Yea
 - Mrozik – Yea
 - Fagan, via proxy vote – Yea
 - Sopko, via proxy vote – Yea

The motion passed with a unanimous decision from the Board of Directors.

Architectural Review Committee – New Construction (ARC-NC) Resolution: after a brief introduction as to how and why the resolution was needed. The resolution further defines

the elements that a new home in Stone Creek will be required to have, and clearly defines the process of application for a new home in Stone Creek.

- Motion to call for a vote of owners by Mark Mrozik
- Motion was 2nd by Wayne Casey
- Comments from Owners were none.
- Comments from Board were none.
- Owner Vote by Paper – Park Management conducted and tallied the votes of all attended owners. The voting resulted in a 109-0 vote in favor of the resolution.

*** The resolution will be added to the homeowners association papers and will be enforced.

New Business

Board of Directors Election

Outgoing directors, Wayne Casey and John Trainor were thanked for the work as their terms expired. There were 2 candidates for open board seats, Kathy Casey and Casimir Karas. Being two open seats and only two candidates, Mark Mrozik proposed by acclamation that the two candidates be seated by a show a hands. No objections being noted, the new board members were seated and welcomed.

The BOD excused themselves into executive session to elect officers for the next term. After a few minutes they BOD returned and called the meeting back in general session. The following officers were announced:

Mark Mrozik – President
Kathy Casey - Vice President
Casimir Karas – Treasurer
Francis Fagan – Secretary
Jeff Sopko – At large Director

Architectural Review Committee (ARC)

A new ARC must be voted by a majority of the owners per the Declarations. As there were 3 candidates and a committee of three is within the declaration, bylaws and rules & regs. Mark Mrozik proposed by acclamation that the three candidates be seated by a show a hands. No objections being noted, the new committee members were seated and welcomed. This committee is responsible for all improvements to any existing improved (home occupied) lot.

Mark Mrozik
Kathy Casey
Casimir Karas

Achitectural Review Committee – New Construction (ARC-NC) Board Appointment

The BOD announced that Mark Mrozik shall serve as the ARC-NC board appointed member.

ARC-NC Open Current Submissions

- A motion was made by Mark Mrozik that all current/open submissions for homes will be subject to the new ARC-NC resolution requirements.
- Motion was 2nd by Kathy Casey
- There was no discussion from either board or owners.
- The board voted as:
 - Mark Mrozik – Yea
 - Kathy Casey – Yea
 - Casimir Karas – Yea
 - Francis Fagan, via proxy – Yea
 - Jeff Sopko, via proxy – Yea

The motion passed with a unanimous decision from the Board of Directors. The noted open lot submissions are 98, 53, and 93. Park Management was instructed to contact the submittals 1st thing April 30, 2014

Electronic Business

- A motion was made by Mark Mrozik, that the BOD agree to handle normal, budgeted HOA business by means of electronic means. And that any results of such will be posted to the Stone Creek website.
- The Motion was 2nd by Kathy Casey
- The board voted as:
 - Mark Mrozik – Yea
 - Kathy Casey – Yea
 - Casimir Karas – Yea
 - Francis Fagan, via proxy – Yea
 - Jeff Sopko, via proxy – Yea

With all business being concluded and no new business being added from any owners or board directors, the meeting was adjourned by Mark Mrozik at 8:20pm.

Respectfully Submitted by Mark Mrozik