

Stone Creek HOA Meeting - June 21, 2017 Minutes

In attendance for the board:

Kathy Casey
Christine Sapato
Mike Marich
Kari Smietanski

Meeting was called to order by Kathy Casey at 6:33 p.m. Attendance consisted of 8 residents.

OLD BUSINESS:

Minutes from 4-29-17

Kathy Casey made a motion to approve the minutes of 4-29-17. Motion 2nd by Christine.

Board Vote:

Kathy Casey	yes
Christine Sapato	yes
Mike Marich	yes
Kari Smietanski	yes

Mulch and Landscaping Update

Kathy Casey referenced that work was completed per the approved landscape proposal (April 2017) to cut down and remove seven dead/dying trees from various areas in the subdivision.

Kathy Casey referenced that new mulch has been applied to parkway trees along Pfeiffer (N), (six) cul-de-sacs and also the berm inside Pine Ridge Drive per the approved landscape proposal (April 2017). Pfeiffer (S) will be begin last week in June.

NEW BUSINESS:

Current Balances and Budget

Christine Sapato stated the current balances and budget of Stone Creek is in good standing.

Property Management Update - Keuhl Management

Kathy Casey stated that we are pleased with our current property management company.

TOPICS:

Mailbox

Mailbox installation information has been posted to our website; group pricing available. Future closing packets will include the "approved" mailbox.

New Park

Plans for new park have been posted on our website. No completion date has been posted as of yet due to weather.

Annual Stone Creek Subdivision Block Party

Block party is scheduled for Sunday, July 23rd at 2pm at the new park location.

Cost is \$20 per family.

Proposed activities by the social committee include:

Jumpy House (Generator required)
Food Truck (Vendor TBD)
Music (Steve Blakley)
Frankfort Fire Truck (TBD)
Snow cone Machine (TBD)

- Everyone needs to bring their own beverages and chairs.
- If anyone has a tent please bring.
- Final details will be posted on our website.

VOTING TOPICS FOR APPROVAL AND IMPLEMENTATION

Entertaining/Social Fund

Kathy Casey made a motion to establish an Entertaining/Social fund with a \$1000 reserve to cover HOA block party/misc. neighborhood events and functions. Motion 2nd by Kari.

Board Vote:

Kathy Casey	yes
Christine Sapato	yes
Mike Marich	yes
Kari Smietanski	yes

Subdivision Beautification

Kathy Casey made a motion to approve the expenditure of \$1760 to Suburban Landscaping to spade/ edge and mulch the front entrance with 22 cubic yards of mulch.

Board Vote:

Kathy Casey	yes
Christine Sapato	yes
Mike Marich	yes
Kari Smietanski	yes

Kathy Casey made a motion to approve the expenditure of \$700 to Suburban Landscaping to replace dead pear trees at Stone Creek entrance to be completed in fall 2017. Motion 2nd by Kari.

Board vote:

Kathy Casey	yes
Christine Sapato	yes
Mike Marich	yes
Kari Smietanski	yes

Vote to remove and replace an additional 3 pears at the cost of \$1950 was tabled at this time.

Kathy Casey made a motion to approve the expenditure of \$27/gator bag to be used for parkway entrance trees and within the subdivision. Approval for \$700 max water program to be determined. Motion 2nd by Christine.

Board Vote:

Kathy Casey	yes
Christine Sapato	yes
Mike Marich	yes
Kari Smietanski	yes

Kathy Casey made a motion to approve the expenditure of \$69 per hour (with a maximum charge of \$800) from Suburban Landscaping to repair entrance lighting. Motion 2nd by Kari.

Board Vote:

Kathy Casey	yes
Christine Sapato	yes
Mike Marich	yes
Kari Smietanski	yes

Kathy Casey made a motion to cap the same builder holdback at \$15,000. Motion 2nd by Mike Marich.

Board Vote:

Kathy Casey	yes
Christine Sapato	yes
Mike Marich	yes
Kari Smietanski	yes

Kathy Casey made a motion effective immediately, June 21,2017, to update and amend the Rules and Regulations pertaining to the accepted timeframe for completing new landscaping. Motion 2nd by Christine.

UPDATE/ AMENDMENT shall read as follows:

- *Homes that have closed between June 22nd to September 31st of 2017, will need to have their property completely sodded and landscaped (per the rules) or penalties/fines will be incurred and applied as follows:*
 - *\$25 first month then starting the next month it will be 1.5% of the initial \$25 compounded daily until landscaping is completed.*
- *Homes that have closed October 1,2017 (and after) will need to have the property completely sodded and landscaped (per the rules) by June 1st of the following year. Penalties/fine will be incurred and applied as follows:*
 - *\$25 first month then starting the next month it will be 1.5% of the initial \$25 compounded daily until landscape is completed.*

Starting January 1, 2018 (and going forward), the dates will be as follows:

- *Homes purchased on or after June 1st will be required to have their property sodded and landscaped (per the rules) or penalties/fines will be incurred and applied (see above for details).*

- *Homes purchase on or after October 1st will be required to have their property sodded and landscaped (per the rules) or penalties/fines will be incurred and applies (see above for details).*

Board Vote:

Kathy Casey	yes
Christine Sapato	yes
Mike Marich	yes
Kari Smietanski	yes

The vote on liens for uncollected funds was tabled at this time to be discussed at a later date.

OPEN FORUM:

1. A resident asked a question pertaining to pool and fence installation. They were advised to reference the HOA covenants that would go into more detail on the subject and to contact the Property Manager/ARC for specific questions.
2. A resident commented on the possible upgrade to current street signs. This is not a HOA subject but a Village of Frankfort interest.
3. Numerous residents showed concern for the placement of the new park that recently broke ground on Pine Ridge Drive. They all agreed that it is very close to the street. Since this is a Frankfort Park District project, all placement decisions were made through them. Therefore, all questions or concerns need to be directed to their office.
4. A resident made a complaint that a homeowner in Lakeview Estates is dumping garbage in their backyard which backs up to one of our common ponds. The HOA will be monitoring this situation.

Meeting was adjourned at 7:34 p.m.