

STONE CREEK HOA MEETING MINUTES 9/5/2018

Kathy Casey called meeting to order at 6:40 PM.

In attendance for Stone Creek BOD.

Kathy Casey
Debi Sopko
Kari Smietanski
Christine Sapoto
Mike Marich

Also, in attendance Kuehl Management:

Stone Creek Property Manager - Jennifer Arthur

Kathy Casey noted that approximately 10 owners were in attendance. A quorum for the HOA meeting was met.

OLD BUSINESS

Kathy Casey made a motion to approve the minutes from July 25, 2018. Motion 2nd by Debi Sopko.

BOARD VOTE

Christine Sapoto –	yes
Kari Smietanski -	yes
Mike Marich -	yes

NEW BUSINESS

Our current property manager, Jennifer Arthur with Kuehl Management has given her resignation. Other management companies have been interviewed and a decision has been made to hire ALPS GROUP. ALPS is a full-service property management company, competitively priced to fit our needs.

Kathy Casey made a motion to approve the hiring of ALPS as the new property management company for Stone Creek. Motion 2nd by Debi Sopko.

BOARD VOTE

Christine Sapoto -	yes
Kari Smietanski -	yes
Mike Marich -	yes

Aerator had stopped working due to a bad GFCI outlet. It was replaced with new. Cost \$175

Sprinklers stopped working in August. The cause was a bad fitting on the suction pipe. It was dug up and replaced with 8 feet of suction pipe. The pipe was then re-primed and set back to run. Total cost \$459

The landscaping of plants and flowers has been completed at the front entrance. The sprinkler heads will need to be repositioned along with adding more sprinkler heads to cover the entrance way planting.

Kathy Casey made a motion to approve the repositioning and the adding of additional sprinkler heads in new zones in the entrance early Spring 2019. Cost including labor \$6500. 2nd Debi Sopko.

BOARD VOTE

Christine Sapoto - yes

Kari Smietanski - yes

Mike Marich - no

Mike Marich as well as another home owner suggested that a few more estimates be gathered to possibly find a lower price. Motion is approved to spend up to \$6500 with a second quote for comparison.

We are accepting landscaping bids for next year and looking to sign a contract for spring 2019 up to \$1800 a month. Contract runs April to November 1, 2019. Motion 2nd by Debi Sopko.

BOARD VOTE

Christine Sapoto - yes

Kari Smietanski - yes

Mike Marich - yes

The entrance way needs trees re-ringed. This project will be scheduled for spring 2019. Cost to complete the job up to \$4500. Motion 2nd by Kari Smietanski.

BOARD VOTE

Christine Sapoto - yes

Debi Sopko - yes

Mike Marich - yes

The entrance way bridge repair will be starting in mid-September. The village will be removing pavers and replacing with concrete.

Currently there are over 50 empty lots in the subdivision that are not being maintained to covenant standards. These lots contain either debris, missed trimmings, weed trees or excessively over grown weeds, or not mowed. Notifications have been sent to the owners.

Kathy Casey excused the board into a closed executive session to discuss the violations as they pertain to the upkeep of lots.

During the executive session, a situation escalated while discussing violations and the approval of fines to any lot owner not maintaining their lot. Debi Sopko placed a call to 911 as she became concerned for the safety of some of the board members.

The police came and directed everyone back to the main meeting area where Kathy Casey regained control of the meeting after the disruption. Kathy Casey made a motion to approve the enforcement of the violations for unmaintained lots to be as follows:

Lot owners have until September 14th, 2018 to bring their lots up to the standards described in the Stone Creek covenants. Fines will begin on September 15th.

If by October 15th, 2018, any lot is still in violation, the lot owner will be fined \$25 per day. In addition, the HOA board will hire a landscaping company to remove weeds/debris at the lot owner's expense. Motion 2nd Debi Sopko,

BOARD VOTE

Christine Sapoto -	yes
Kari Smietanski -	yes
Mike Marich -	no

Police advised everyone to leave and go home. They also spoke with some of the board members to account for what took place.

Meeting adjourned at 7:35.