

Stone Creek HOA Meeting - October 4, 2017 Minutes

In attendance for the board:

Kathy Casey
Debi Sopko
Christine Sapato
Kari Smietanski
Mike Marich

In attendance from Kuehl Property Management:

Jennifer Arthur - Property Manager for Stone Creek Subdivision

Meeting was called to order by Kathy Casey at 6:30 p.m.
Attendance consisted of approximating 25 residents.

OLD BUSINESS:

Kathy Casey made a motion to make an amendment to the minutes dated June 21, 2017. The violation fining schedule for homes purchased after June 22nd as it relates to landscaping a property/lot will revert back to the original Violation Fining Schedule per the Stone Creek HOA Rules and Regulations. A \$25 fine will be applied each day the violation exists. Motion 2nd by Christine.

	Board Vote:
Kathy Casey	yes
Debi Sopko	yes
Christine Sapato	yes
Kari Smietanski	yes
Mike Marich	yes

Kathy Casey made a motion to approve the Minutes dated June 21, 2017. Motion 2nd by Debi.

	Board Vote:
Kathy Casey	yes
Debi Sopko	yes
Christine Sapato	yes
Kari Smietanski	yes
Mike Marich	yes

Mulch and Landscaping Update

Mulch has been installed in the front entrance of the subdivision.
The dead pear tree has been replaced with a new pear tree.
Gator bags have been installed and filled with water.
The lights in the entrance are up and running.

NEW BUSINESS:

Kathy Casey made a motion to approve the repair of the aerator and compressor of the south pond by Basic Irrigation for a maximum up to \$800 . Motion 2nd by Debi.

	Board Vote:
Kathy Casey	yes
Debi Sopko	yes
Christine Sapato	yes
Kari Smietanski	yes
Mike Marich	yes

Kathy Casey made a motion to approve the replacement of the original sprinkler control box. The estimate from Basic Irrigation is \$480. Motion 2nd by Debi.

	Board Vote:
Kathy Casey	yes
Debi Sopko	yes
Christine Sapato	yes
Kari Smietanski	yes
Mike Marich	yes

Kathy Casey made a motion to approve the root treatment of the dead pine trees within Stone Creek for \$1215. (approximately 45 trees/to be completed in the spring). Motion 2nd by Kari.

	Board Vote:
Kathy Casey	yes
Debi Sopko	yes
Christine Sapato	yes
Kari Smietanski	yes
Mike Marich	yes

Kathy Casey made motion to approve the injectable insecticide treatment of 45 trees yearly for \$1800. Motion 2nd by Debi.

	Board Vote:
Kathy Casey	yes
Debi Sopko	yes
Christine Sapato	yes
Kari Smietanski	yes
Mike Marich	yes

Kathy Casey made a motion to approve the pruning of the pine trees in the center island on Pine Ridge Drive for \$220. Motion 2nd by Christine.

	Board Vote:
Kathy Casey	yes
Debi Sopko	yes
Christine Sapato	yes
Kari Smietanski	yes
Mike Marich	yes

TOPICS:

New Website proposal

Steve Blakely, our website administrator, proposed upgrading our website design by hiring a design consultant who would revamp and maintain the sight for us at a cost of \$1,450.

A few residents questioned the need for such an upgrade considering we already have a site that is up and running.

Steve replied that it would look more professional and appeal to prospective buyers/builders.

The board recommended we postpone a decision until more details and resident feedback can be gathered regarding this topic.

Basketball System Complaint

There was a recent complaint regarding a permanent system that had been installed on a property approximately 5 years ago that had not been addressed during that time as a violation.

The HOA Board has offered a variance for this property that would allow the resident to keep the existing (permanent) basketball system in place until it becomes a visual complaint (rusted, broken, etc.). At that time, the basketball system would need to be removed. If the violation is not corrected, fines will be incurred per our fining schedule.

Kathy Casey made a motion to approve the above variance. Motion 2nd by Christine.

Kathy Casey
Debi Sopko
Christine Sapato
Kari Smietanski
Mike Marich

Board Vote:

yes
yes
yes
yes
yes

Portable Basketball System

Kathy Casey addressed the issue of portable basketball systems being left in the street/sidewalks.

Kathy Casey made a motion to add to the Stone Creek Rules and Regulations and Declaration of Covenants Article II, "General Restrictions" number 23 "Basketball Backboards". Motion 2nd by Kari

Kathy Casey
Debi Sopko
Christine Sapato
Kari Smietanski
Mike Marich

Board Vote:

yes
yes
yes
yes
yes

UPDATE/ADDENDUM:

Basketball Backboards

All movable (on rollers) basketball systems shall not be permitted on the sidewalk or near the street when not in use.

OPEN FORUM:

New Construction concerns

The HOA Board met with the Village of Frankfort October 3, 2017 to address the updating and fine tuning of the architectural standards that are currently in place which are available for review on our website.

Mike Marich (GlenHaven builders) listened to numerous concerns from Stone Creek residents pertaining to construction standards, monotony issues, building materials, and lack of variation in design and elevations.

Mike Marich committed to addressing the above concerns with his architect and presenting the board with more distinctive design elements in his building of homes in Stone Creek.

Meeting was adjourned at 7:33 p.m.