

## STONE CREEK HOA MEETING – Nov 9, 2016 Minutes

In attendance for the board:

Mark Mrozik  
Kathy Casey  
Mike Marich  
Debi Sopko

Meeting called to order at 6:39p.m. Mark Mrozik stated that quorum was met; meeting validated.

### Approval of minutes from 7-7-2016

- Mark Mrozik made a motion to approve the minutes of 7-7-2016
  - Motion 2<sup>nd</sup> by Sopko

Board vote:

Mrozik – Yes  
Casey – Yes  
Marich – No Vote  
Sopko - Yes

### Special Assessment Motion

- Mark Mrozik made a motion to invoice each owner in Stone Creek the amount of \$83.02 to cover the costs of the Nuccio Lawsuit. Total costs were \$12,868.15 over 2 years

- Motion 2<sup>nd</sup> by Casey

▪ Board vote:

Mrozik – Yes  
Casey – Yes  
Marich – Yes  
Sopko – Yes

### Budget 2017 Motion

- Mark Mrozik made a motion to approve the 2017 budget resulting in an annual assessment of \$275 per owner.

- Motion 2<sup>nd</sup> by Marich

- Board vote:
- Mrozik – Yes
- Casey – Yes
- Marich – Yes
- Sopko – Yes

The 2017 budget shall be sent to all owners.

### Old Business

- The Holiday lights saw a \$\$ increase, the board should refrain about approving such costs without BOD review.
- The tree lights on the landscaping are out, they will not be repaired until the trees are replaced.
- A plan should be developed with our landscaper regarding repairs.

New Business - NON

Board excused themselves into executive session @ 6:59, returned from executive session at 7:06

Violation Motion

- Mark Mrozik made a motion to address the 9 violations and that BOD reviewed in executive session.
  - Motion 2<sup>nd</sup> by Marich
- Board vote:
- Mrozik – Yes
- Casey – Yes
- Marich – Yes
- Sopko – Yes

The meeting was adjourned at 7:07 by Mark Mrozik

Respectfully submitted by Mark Mrozik

**Income Statement - Operating**  
**Stone Creek Frankfort Homeowners Association**  
**12/31/2015**

Date: 1/26/2016  
Time: 3:55 pm  
Page: 1

*YEAR END*

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
Income							
06310-00 Assessment Income	\$265.00	\$3,422.88	(\$3,157.88)	\$40,280.00	\$41,075.00	(\$795.00)	\$41,075.00
06345-00 ARH Review Income	-	83.37	(83.37)	200.00	1,000.00	(800.00)	1,000.00
06350-00 Legal Fees Reimbursement	-	-	-	196.01	-	196.01	-
06355-00 Legal Turnover Income	-	-	-	95.00	-	95.00	-
06380-00 Owner Admin. Fees	-	8.37	(8.37)	-	100.00	(100.00)	100.00
Income							
06390-00 Owner Interest Income	39.73	-	39.73	127.61	-	127.61	-
06420-00 Reserve Fee Income	-	100.00	(100.00)	1,200.00	1,200.00	-	1,200.00
Total Income	\$304.73	\$3,614.62	(\$3,309.89)	\$42,098.62	\$43,375.00	(\$1,276.38)	\$43,375.00
Total OPERATING INCOME	\$304.73	\$3,614.62	(\$3,309.89)	\$42,098.62	\$43,375.00	(\$1,276.38)	\$43,375.00
OPERATING EXPENSE							
General & Administrative							
07010-00 Management Fees	542.50	542.50	-	6,510.00	6,510.00	-	6,510.00
07020-00 Accounting Fees	-	45.87	45.87	550.00	550.00	-	550.00
07160-00 Legal Fees	-	20.87	20.87	564.76	250.00	(314.76)	250.00
07161-00 Legal Fees - Nuccio Matter	2,825.00	-	(2,825.00)	5,493.82	-	(5,493.82)	-
07260-00 Postage & Mail	2.14	16.63	14.49	310.75	200.00	(110.75)	200.00
07280-00 Insurance	-	104.13	104.13	1,183.00	1,250.00	67.00	1,250.00
07320-00 Office	9.35	6.25	(3.10)	176.40	75.00	(101.40)	75.00
Supplies-Checks/Envelop							
07400-00 Printing & Reproduction	18.90	50.00	31.10	529.09	600.00	70.91	600.00
07890-00 Misc. G & A	87.95	33.37	(54.58)	550.24	400.00	(150.24)	400.00
Total General & Administrative	\$3,485.84	\$819.62	(\$2,666.22)	\$15,868.06	\$9,835.00	(\$6,033.06)	\$9,835.00
Utilities							
08910-00 Electricity	61.72	83.37	21.65	888.98	1,000.00	111.02	1,000.00
Total Utilities	\$61.72	\$83.37	\$21.65	\$888.98	\$1,000.00	\$111.02	\$1,000.00
Maintenance							
09110-00 Gen. Maint. & Repair	-	36.63	36.63	-	440.00	440.00	440.00
09185-00 Sprinkler System	-	50.00	50.00	665.00	600.00	(65.00)	600.00
Maintenance							
Total Maintenance	\$-	\$86.63	\$86.63	\$665.00	\$1,040.00	\$375.00	\$1,040.00
Contract Services							
09610-00 Lawn Maint. & Landscaping	-	1,500.00	1,500.00	18,457.00	18,000.00	(457.00)	18,000.00
09614-00 Tree Rings, Mulch,Tree	-	583.37	583.37	550.00	7,000.00	6,450.00	7,000.00
Pruning							
09617-00 Holiday Decorating	250.00	41.63	(208.37)	500.00	500.00	-	500.00
09625-00 Lake Mntce / Weed Mgmt	-	458.37	458.37	19,080.80	5,500.00	(13,580.80)	5,500.00
09645-00 Lake Diffusers Maintenance	-	41.63	41.63	-	500.00	500.00	500.00
Total Contract Services	\$250.00	\$2,625.00	\$2,375.00	\$38,587.80	\$31,500.00	(\$7,087.80)	\$31,500.00
Reserve							
09910-00 Reserves - Unallocated	-	-	-	(5,726.09)	-	5,726.09	-
Total Reserve	\$-	\$-	\$-	(\$5,726.09)	\$-	\$5,726.09	\$-
Total OPERATING EXPENSE	\$3,797.56	\$3,614.62	(\$182.94)	\$50,283.75	\$43,375.00	(\$6,908.75)	\$43,375.00
Net Income:	(\$3,492.83)	\$0.00	(\$3,492.83)	(\$8,185.13)	\$0.00	(\$8,185.13)	\$0.00

12:47 PM  
11/09/16  
Accrual Basis

# Stone Creek Homeowners Association Transaction Detail By Account May 1 through November 9, 2016

Type	Date	Num	Name	Memo	Cir	Split	Amount	Balance
<b>Professional Fees</b>								
<b>Legal Fees Nuccio</b>								
Bill	5/4/2016		Keay & Costello	Invoice #55291		Accounts Pay...	655.58	655.58
Bill	6/2/2016		Keay & Costello	Lawsuit 55292		Accounts Pay...	3,825.00	4,480.58
Bill	9/29/2016		Keay & Costello	Inv#62194 - Final Bill		Accounts Pay...	2,893.75	7,374.33
Bill	11/9/2016		Keay & Costello	Invoice #63432 Emails with Mark re. invoice questions.		Accounts Pay...	350.00	7,724.33
Total Legal Fees Nuccio							7,724.33	7,724.33
Total Professional Fees							7,724.33	7,724.33
TOTAL							7,724.33	7,724.33

NO  
CHARGES  
1-1-16 TO  
4-30-16

< 350 >

2016 \$ 7374.33

2015 \$ 5493.82

TOTAL

\$ 12,868.15

155  
LOTS

\$ 83.03  
EACH  
OWNER