

# **Stone Creek HOA Agenda – Annual Meeting – April 29, 2017**

Mark Mrozik called to order the meeting at 10:38am.

## **In attendance for Stone Creek BOD**

Mark Mrozik  
Mike Marich  
Kathy Casey  
Debi Sopko

Mark Mrozik noted that at least 90 owners are in attendance by either person or by proxy. The quorum for both the regular HOA meeting and the Annual meeting has been satisfied.

## **Old Business** (conducted with current Board members)

### **OLD Minutes**

Mark Mrozik made a motion to approve the minutes of 11-9-2016. Motion 2<sup>nd</sup> by Casey

Mark Mrozik - Yes  
Mike Marich - Yes  
Kathy Casey - Yes  
Debi Sopko – Yes

The new secretary is responsible for distributing the minutes to all BOD, Mgmt Co, and the website administrator for posting.

### **Mulch and Landscaping**

Mark Mrozik made a motion to approve the expenditure of \$3,726 to Pro-Scapes to mulch the common areas designated on proposal #1. Motion 2<sup>nd</sup> by Casey

#### **Board Vote:**

Mark Mrozik - Yes  
Mike Marich - Yes  
Kathy Casey - Yes  
Debi Sopko – Yes

Mark Mrozik made a motion to approve the expenditure of \$2,794 to Pro-Scapes to mulch the common areas designated on proposal #2. Motion 2<sup>nd</sup> by Casey

#### **Board Vote:**

Mark Mrozik - Yes  
Mike Marich - Yes  
Kathy Casey - Yes  
Debi Sopko – Yes

Mark Mrozik made a motion to approve the expenditure of \$1,065 to Pro-Scapes to remove dead trees in the common area on Pfeiffer and pond #4 as designated on proposal #3. Motion 2<sup>nd</sup> by Casey

**Board Vote:**

Mark Mrozik - Yes  
Mike Marich - Yes  
Kathy Casey - Yes  
Debi Sopko – Yes

Mark Mrozik made a motion to approve an expenditure not to exceed \$2,000 to Pro-Scapes to mulch common area #4, proposal to follow. Motion 2<sup>nd</sup> by Casey

**Board Vote:**

Mark Mrozik - Yes  
Mike Marich - Yes  
Kathy Casey - Yes  
Debi Sopko – Yes

The budget for mulch was set at \$10,000 and these proposals are under the budgeted amount.

**Violation Variance**

An upcoming new owner asked the BOD to extend 6+ months time to correct current violations in a home they are purchasing. The home has been in violation for over 2 years. The current owners and proposed new owners were made aware of the property deficiencies prior to the contract during disclosure.

Mark Mrozik made a motion to allow the new owners 60 days from closing to correct the 2 outstanding violations before the HOA will begin levying fines. Motion 2<sup>nd</sup> by Casey

**Board Vote:**

Mark Mrozik - Yes  
Mike Marich - Yes  
Kathy Casey - Yes  
Debi Sopko – Yes

The new secretary for the BOD will make sure the property manager and the current owners are informed of the BOD decision.

**Outstanding Balances**

There are currently 14 owners with outstanding balances. Of the 14, 11 are owner residents, out of a total of approx. 50 owner residents.

Mark Mrozik made a motion to begin charging all owners of Stone Creek the maximum allotted 1.5% per month interest for accounts outstanding. Motion 2<sup>nd</sup> by Casey

**Board Vote:**

Mark Mrozik - Yes  
Mike Marich - Yes  
Kathy Casey - Yes  
Debi Sopko – Yes

The new secretary for the BOD will make sure the property manager is alerted to this and begins appropriately charging the outstanding accounts.

Additionally, per the Rules and Regulations passed and posted several years ago.

“Home/lot owners that are not in good standing (all assessments paid), with the homeowners’ Association will not have the right to vote. ”

### **Board of Directors**

Mark Mrozik made a motion to amend the Rules and Regulations as allowed by the Declarations, Article 4 , Section 2, Letter b to add:

That the Rules and Regulations be amended to include: multiple lot owners or multiple owners of one lot may not hold more then one seat on the BOD.

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

Mark Mrozik - Yes

Mike Marich - Yes

Kathy Casey - Yes

Debi Sopko – Yes

The new secretary will be responsible for adding this to the Rules & Regulations document, along with distributing the document to BOD, mgmt. co, and the website administrator for posting.

### **Architectural Review Committee – New Construction (ARC-NC) Appointment**

Mark Mrozik respectfully resigned his position on the ARC-NC.

The BOD must appoint the Stone Creek HOA ARC-NC representative. The HOA asked for ARC-NC candidates and the following people came forward:

Debi Sopko,

Mike Marich

Laura Blakely

Jacqueline Meyers

The BOD excused themselves into executive session at 10:45am

The BOD returned from executive session at 10:50 and announced Debi Sopko was appointed to the seat of ARC-NC per the ARC-NC Resolution Number 2.

**With all old business being concluded, the regular meeting was adjourned and it was noted that the beginning Stone Creek Homeowners Annual Meeting has begun.**

### **Architectural Review Committee Election**

The current ARC is made up of :

Mark Mrozik

Kathy Casey

Chris Troyka

Mark Mrozik respectfully resigned his seat. The HOA asked for ARC candidates and the following people came forward:

Kari Smietanski

Laura Blakely  
Jacqueline Meyers

All eligible owners will now cast 1 vote per lot for 1 candidate and the votes will be tabulated.  
Kari Smietanski was elected to the ARC with a majority vote of 103

### **Board of Directors and Election**

The current board is made up of:

Mark Mrozik	2yr term expiring 2017
Debi Sopko	2yr term expiring 2017
Open seat	2yr term expiring 2017
Kathy Casey	2yr term expiring 2018
Mike Marich	2yr term expiring 2018

There will be three open board seats up for election today. All carrying 2 yr terms. There can only be one owner representing the HOA, for example 2 titled owners of the same lot may not occupy 2 seats. (per the Rules change just approved) The HOA asked for BOD candidates and the following people came forward:

Debbie Sopko  
Steve Blakely  
John Lavin  
Christine Sapato  
Heather Lehnerer  
Kevin Swan  
Kari Smietanski

All eligible owners will now cast 1 vote per lot for 3 candidates and the votes will be tabulated.  
Debi Sopko was elected to the BOD with 90 votes. Term Expires 2019  
Christine Sapato was elected to the BOD with 97 votes. Term Expires 2019  
Kari Smietanski was elected to the BOD with 91 votes. Term Expires 2019

With the new board members being seated, Mark Mrozik thanked the association for the opportunity to serve on the BOD along with ARC and ARC-NC committees and turned the meeting direction over to the existing and newly elected board members.

### **New Business**

#### **Board of Directors**

The BOD excused themselves into executive session to appoint officers per the declarations at 11:15am

The BOD returned from executive session at and announced the following officer positions:

President	Kathy Casey
Vice President	Debi Sopko
Treasurer	Christine Sapato
Secretary	Kari Smietanski
At-Large	Mike Marich

A social committee was announced with Steve Blakely becoming the chair of the newly formed committee.

### **Webpage Re-Launch**

Steven Blakely reviewed the changes that are being made to the Stone Creek Website. He is now acting as website administrator.

### **Owner Forum**

The owners of Stone Creek shared compliments, concerns and suggestions to the Stone Creek Board of Directors.

- Mailbox issue – Would builders to provide be feasible, empty lot? At least the mailbox would be available. Builder reluctance.
- Stop Signs – putting them in, with Park
- Park fund for improvements, resident to hold fund raiser possible.
- Empty lot standing water issues

With all new and old business being concluded, Kathy Casey thanked all owners for participating and adjourned the meeting at 10:46