



## **Stephens Pointe HOA Meeting**

**Location:** 1433 Aversboro Road, Garner, NC  
**Date:** Thursday, March 27, 2014  
**Time:** 7 PM

---

### **AGENDA**

1. **Roll Call** (Proof of Quorum)
  - ◇ Meeting call to order at 7:05 PM time by Kim Stocks
  - ◇ Directors Present: Kim Stocks, Gina Macaluso, Ralph Roth
  - ◇ Quorum = 11 resident address' represented
  
2. **Proof of Notice** (Gina Macaluso)
  - ◇ Email notification sent 2 weeks in advance
    - Feb 24, 2014 – email - nominations
    - Feb 25, 2014 –paper – nominations
  - ◇ Ballots 1 week in advance
    - March 19, 2014 – email - ballots
    - March 20, 2014 – paper - ballots
  
3. **Opening Housekeeping Rules** (Kim Stocks)
  - 3 minute maximum on sharing on the floor
  - Any screaming or yelling, the person will be removed by the Wake County Sheriff (residence in Library)
  
4. **Election of new Board**
  - a) Vote (16 votes for new Board): new 2014 Board Members (Kim Stocks, President & Soraya DaCosta, Secretary)
    - President: Kim Stocks
    - Treasurer: Gina Macaluso
    - Secretary: Soraya DaCosta

*(Term begins at the end of this business meeting.)*

b) Vote Results

- Clubhouse Rental for future meetings
  - 15 voted Yes
  - 1 voted No
- Increase budget for landscaping
  - 15 voted Yes
  - 1 voted No
- Remove additional front entrance lighting from budget
  - 15 voted Yes
  - 0 voted No

Finalize Vote of Board Members and HOA Voting Issues this year

- Motion, Second, Motion passed

5. **Old Business** (Gina Macaluso)

a) Stephens Pointe website

[www.stephenspointe.com](http://www.stephenspointe.com)

- Reminder has all pertinent info:
  - Budget, Covenants, bylaws, vendors used by neighborhood,

b) Stephens Pointe Directories

- Reminder – DO NOT market this list, do not release these emails and other information
- The vendor information is also on the website
- Please send Soraya DaCosta an email to let her know of any updates to your contact information and to add you to the directory: [stephenspointe.hoa1@gmail.com](mailto:stephenspointe.hoa1@gmail.com)
- Ralph proposed that the directory be added to website and be password protected for the residents only. (New board will look into this)

c) Please be patient while children get o & off the school buses

d) Remind your children not to leave trash at the bus stop

e) Clean after you pets

f) Please be respectful of others property

Kim Stocks Motion to close old business, second, approved.

6. **Report on Committees** (Michelle Wertman)

a) Social Committee – Michelle Wertman

- Welcome (neighborhood directories / brownies)
- Fall Festival – please send Michelle ideas
- Community Yard Sale – possible May / September

## 7. Budget (Gina Macaluso)

### a) 2013 Budget

- Came in under budget for 2013

### b) 2014 Budget

- Includes all budget items just voted on

### c) Delinquent HOA Fees

- Only have a few residents outstanding
- The board will be diligent follow up and receiving payment

## 8. Resident Questions

Several proposals were brought up that the board is looking into and will report back

- Voting privileges be extended directly to those families living in numbered houses (renters) – not property management
- These families to be invited to community events
- Proposed that the HOA board be released of HOA dues for their service
- Maintain a password protected area for current directory of residents on the SP website. This could also house a calendar of events section.
- Set up a private Facebook page for residents
- A committee to be formed to review and update the HOA covenants and propose changes to the board. Jeremy DaCosta & Ralph Roth volunteered to be members. Anyone interested should reach out to Jeremy & Ralph
- Research more street lights. This was researched in several past board meetings and Kim will look into the findings of that research & report back.
- Current light poles in the neighborhood are “flickering”. Board will investigate if Duke Progress has an assessment program to have these lights assessed and fixed. If Duke Progress does not offer this service the board will ask homeowners to report the light pole numbers to the board and they will report the problem to Duke Progress.
- Proposed architectural committee to be formed: the purpose of the committee is to help the HOA with architectural compliances in the neighborhood. This group would be responsible for reviewing homeowner violations, evaluate against the covenants and notify the board when needed for action. The committee will be a minimum 3 members. If you are interested in becoming a committee member please let the board know.

## 9. Unfinished Business

- None

## 10. Meeting Adjournment

- a. Adjourned at 8:05 PM