



Stephens Pointe 2019 – Annual HOA Meeting
March 30, 2019 at 3:30pm

1. Introductions:

- Scott Buehler: Current President
- Angie Sovany: Current Treasure
- Caitlin Jaquin: Current Secretary

2. Roll Call

- Meeting called to order at 3:35pm
- All attendees introduced themselves

3. Proof of notice/ Election of new board.

- Email reminders send out January 17th, February 27th, March 19th. ➤
- Flyers delivered February 3rd, ballots and agenda delivered March 25th.

- 11 household presents
- 8 proxy ballots received

**** Caitlin reviewed ballots. Jason Haberland elected President****

4. Old Business

- Mr. Schreiner asked about speed bumps. Angie explained after doing research that issue has been dropped, due to cost and eligibility to any services we may lose, if we proceeded, we would be required to maintain all streets on our own. If anyone wishes to discuss this even further, it can be.
- Mr. Schreiner asked about directory. We asked for any volunteer to make this and there were no volunteers.

5. New Business

- See budget and open floor for new business discussed.

6. 2018 Budget Reviewed

- Budgets were distributed at the beginning of the meeting for review. • Review of proposed and actual 2018 budget was reviewed, by each line item. • Angie explained that everything was on or under budget, except our insurance has increased this past year. The board will be looking for new companies, because of the increase.
- All dues has been collect, with the exception of two homes.
- 2018 budget was accepted.

7. 2019 Budget Proposed

- Review of proposed budget and each line item of the 2019 budget gone over in detail.
- Angie suggested that by the end of the year we look into finding a new landscape company. This year we will be putting mulch down rather than pine straw hoping this will help with maintenance cost. Angie explained that Geo is reliable, but it is time to look into getting other quotes. The board will do this in the fall for the upcoming year. Scott suggested that we ask Geo to give us an updated quote, and explain we are needing to cut costs.
- Shawn expressed that we are paying too much for landscape. Angie explained that the crate myrtles needed to be taken care of, causing a landscaping increase. If this is not taken care of and something happens the neighborhood could be sued. Shawn expressed that it still seemed high for pine straw, and since we are now putting down mulch it shouldn't be as much maintenance. Shawn then asked if we could bring it into the neighborhood to cut the cost. The board declined stating this is something that has been tried in the past but did not work. We need someone that is reliable.
- The board will be working to get updated landscape quotes, however if our quotes come back higher, we will need to look at increasing dues.
- Michelle W. voted to accept the 2019 budget. Scott. B seconded the motion.
** Angie reminded everyone dues are due JUNE 30th, 2019. **

8. Open Questions

- Joe. S asked about fence, and if it was possible to exceptions to be made on regulations. The board suggested just sending in a sketch and we would take a look at it case by case. He then mentioned that in case of a power outage he does have generator, all anyone is welcome to come by if needed.
- Ms. Baker asked about the chickens in the neighborhood that have gotten loose. Scott informed the attendees that they are not owned by anyone in the neighborhood and that there was nothing that could be done. Angie mentioned

she has called animal control, and suggested you do the same if you see them. Angie mentioned they are not approachable so it might be best to just call on them, in hopes something will eventually be done.

- Michelle. W asked if anyone knew how to stop the newspapers that get delivered. She was told to call the news and observer directly.
- Michelle. W mentions there has been loud bombs sounds. Scott said he believes it is the house on Fanny Brown Rd. Angie says it is all over the area, not just in our neighborhood. Jason. H mentions it could be the recycling center.
- Angie reminds everyone that we are on a well system and when power goes out we need to conserve water, because it will go out eventually. Line maintenance was then discussed. Angie informed everyone that the well is in fact maintained by Aqua. Jason says he has bought the aqua plan for his individual house, and believes it is worth it.
- Bill. R asked about yard waste (pine straws). Scott suggested burning, but to use caution when doing so and abide by burning laws.
- Mr. Baker asked about shooting laws. The board stated it was best to look at the website, to check laws. Scott mentioned if someone is shooting and you do not feel safe, call the sheriff.
- Ms. Baker asked about the couch in front of the neighborhood. Angie states it is not on our property, and there was nothing that can be done as a board. • Michelle W. asked about Spring or Fall fest and Yard Sale. Since there are a lot of new people in the neighborhood, she suggested a spring fest. She will be looking into this and planning the events as Social Committee.
- Angie asked if we do not have your email, to please make sure to get them to Caitlin to add to the list, for all updates.
- No further questions/comments.
 - Meeting was adjourned at 4:35