

17th ANNUAL STONERIDGE PROPERTY OWNERS ASSOCIATION ANNUAL MEETING
MINUTES – HELD NOVEMBER 2, 2014 AT CHURCH OF CHRIST, TRAVERSE CITY, MI

Present:	Hilda Ksystiniak	Frank Krystiniak	Liz Williams
	Heidi and Dan Ladd	Jim Neibauer	Ron Reamer
	Stanley Waggoner	Lisa Burchfield	Walter Wilczynski
	Joann Wilczynski	Richard Burgett	Duane Groesser
	Joan Studzinski	Nancy Bathke	Carmen Svalstad
	Bob Haines	Chris Hurley	Tim Webb
	Ari and Neneko Cornman		

Richard Burgett called the meeting to order. He informed the group that he would be conducting the meeting because Tom Pointe is out of town. Richard asked if everyone had reviewed the 2013 Meeting Minutes. He asked for acceptance of the minutes – Dan Ladd motioned to approve the minutes. Ron Reamer seconded the motion. All agreed.

Mr. Mark Hoffmeister (Tech Pros) was introduced to the group. He is doing updates to the Stoneridge website. Mark stated that the website will make officer transition easier as the subdivision board changes year-to-year. Subdivision information will be sent by both e-mail and will also be available on the website. Mark said the website – www.stoneridgetc.com is in place and if any members have questions about the website, they should go to the “contact us” section to request help.

Tim Webb covered the 2014/Proposed 2015 Operating Budget. The 2014 Actuals are \$300 short because of delinquent dues. Joan Studzinski asked about our delinquent dues procedures. Tim stated that they are: demand letter, lien on property and lawsuit with garnishment of wages. Joan Wilczynski asked Tim about whether or not calls are ever made to the delinquent members to gather information on why the dues are late. Tim said no – in the past, they get monthly statements. Joan Studzinski suggested certified mail. Tim Webb said he will personally call delinquent members rather than send certified mail.

Tim Webb stated that 2015 dues will remain the same - \$100. A question was brought up regarding whether there are ever excess dollars in the budget. Ron Reamer and Tim Webb explained that excess money is generally eaten up by front entrance maintenance. Some years nothing is left, but when there is something left it goes to a landscape project. Joan Studzinski stated that resealing of the front entrance sign will be a future expense.

Tim Webb mentioned that \$100 is given to the Church of Christ for meeting space. Next year, he offered his conference room for the association meeting and there will be no charge.

Dan Ladd asked about the irrigation maintenance expense vs. maintenance. Tim explained the difference and stated that he had redefined some of the headings for next year. This will also provide for more specific tracking of expenses. Tim asked for any other questions on the budget.

Joan Studzinski asked about the cost of irrigation maintenance. Tim explained most of the cost is just due to wear – irrigation systems are expensive to maintain. Richard Burgett asked for approval of the 2014 Operating Budget. Carmen Svalstad motioned to accept. Dan Ladd seconded the motion. All agreed. Richard Burgett asked for acceptance of the 2015 Proposed Budget. Duane Groesser motioned to accept. Frank Krystiniak seconded the motion. All agreed.

2015 Board of Directors –

Joan Studzinski asked to step down. Heidi Clark-Ladd volunteered to be a new Board member. She will assume Joan's duties. Liz Williams motioned to accept the 2015 Board of Directors. Duane Groesser seconded the motion. All agreed.

Hilda Ksystiniak requested an updated list of members – Mark said that this list is available on the website.

2015 Garage Sale – we will continue to have one subdivision garage sale per year. This is the preferred way to conduct the garage sale, but residents may have their own independent garage sales. Lisa Burchfield pointed out that we need to continue to stress that only one garage sale per year is beneficial as far as traffic in the subdivision.

Ari Cornman introduced himself – he is new to the subdivision. He requested a copy of the subdivision by-laws. Mark referred him to the website.

Carmen Svalstad mentioned that he recently had Brown Lumber build him a new mailbox. They are well made and the cost is \$70 for a single box and \$110 for a double box. Mailbox maintenance is each owner's responsibility.

Carmen also mentioned the condition of the roads in the subdivision. We may need to address the County on this issue.

Richard Burgett asked if there were any additional items for discussion. No issues were presented. Liz Williams motioned to adjourn. Dan Ladd seconded the motion. All agreed. Meeting adjourned.

Nancy Bathke
11-5-14