

STONERIDGE HOMEOWNER'S ASSOCIATION ANNUAL MEETING – DECEMBER 16, 2018

In attendance: Nancy Bathke
Lisa Burchfield
Richard Burgett
Duane Groesser
Jill Lewis
Tadd Lewis
Janet Mikowski
HT Snowday
Joan Studzinski
Joann Wilczynski
Walter Wilczynski
Tim Webb

Richard Burgett called the meeting to order at 1:05 P.M. The 2017 Meeting Minutes were reviewed. No corrections or additions were made. Joan Studzinski motioned to accept the 2017 Meeting Minutes. Duane Groesser seconded the motion. All in favor.

Property Manager's Report – Tim Webb reviewed each category of the 2017 Operating Budget. He noted that the split rail fence (Stone Ridge Ct.) has not been repaired and needs to be repaired. Tim Webb and Richard Burgett agreed to repair the fence in the Spring of 2019. Tim informed the group that the backflow requirement has now been changed – it now required only every three years. Northern Michigan Tree Doctor has applied a treatment to the trees along the bike path.

Tim said that subdivision roads are getting worse every year. He has spoken with Debra Hunt at Grand Traverse Road Commission and she suggested a special assessment. We are considered a "local road". Because of this, Grand Traverse Road Commission does not incur 100% of the resurfacing costs. The costs for total resurfacing are distributed as follows:

- 25% - Grand Traverse Road Commission
- 25% - Garfield Township
- 50% - Subdivision homeowners

At this time, StoneRidge probably does not need a total resurfacing. Grand Traverse County will not contribute on patching – they only contribute to total resurfacing. Moving to one trash/recycle company (used by the majority of residences) has greatly reduced the road wear and truck traffic. Tim will secure bids for patching, as well as, total resurfacing. He will check the bylaws to see what we need to do to get agreement on assessing fees.

Richard Burgett asked for an explanation of certain categories between the 2018 and 2019 budgets. Tim Webb stated that mulching was a large expense – this is only done every other year. Also, the irrigation cost was down, and has been for the last three years. Everyone agreed this was great, but Richard said we do not have rain sensors. He suggested we get a cost proposal for a rain sensor from JP Maintenance. Tim will investigate with JP Maintenance.

Richard asked for any other discussion items on the budget. No questions or concerns were expressed. Walter Wilczynski motioned to accept the 2019 budget. Duane Groesser seconded the motion. All in favor to accept the 2019 Budget.

Richard Burgett asked for volunteers and nominations for the 2019 Board members. The following agreed to serve:

Richard Burgett	President
Duane Groesser	Director
Joann Wilczynski	Director
Walter Wilczynski	Director
Nancy Bathke	Secretary

The Treasurer's position is vacant – no volunteers. Richard Burgett will canvas members and appoint a Treasurer.

Richard Burgett asked for agreement on the 2019 officers. All present in favor of 2019 officers.

Joann Wilczynski asked if the ACC (Architectural Committee) still exists. Tim Webb indicated that he shares any requests for changes/additions and new builds to the Board.

Tadd Lewis asked about the policy/rules on operating a business out of your home in the subdivision. Richard Burgett said you must secure a "land use permit" from Garfield Township. There are no restrictions in our by-laws pertaining to home businesses.

Richard pointed out that there were problems getting the annual meeting scheduled for the first Sunday of November. There has been much discussion about changing the date of the meeting to earlier in the year. Richard feels that early Fall may encourage participation. It was agreed to change the meeting to the first Saturday in October. THE 2019 ANNUAL ASSOCIATION MEETING WILL BE OCTOBER 5, 2019 AT 9:00 AM. Everyone sincerely hopes this is more convenient for everyone and that participation will increase. Joan Studzinski suggested taking a notice to everyone's home – she and Duane Groesser will do this prior to the new meeting date. The new meeting date will also be posted on the subdivision website and the signs will be posted at the subdivision entrance. Our hope is that this change will increase attendance.

Walter Wilczynski expressed an interest in a printed subdivision directory. Richard asked Tim if his office could provide this. Tim said that they can, but privacy is an issue. We would need to ask everyone if they would agree to having their telephone numbers and e-mail addresses published in the directory. Along with the subdivision dues notice, Tim will add a "directory question" at the bottom of the notice. This will ask people for their permission to print their telephone numbers and e-mail addresses in a "hard copy" of the subdivision directory.

Richard Burgett asked for any other discussion items. None were presented. He asked for a motion to adjourn. Nancy Bathke motioned to adjourn. Duane Groesser seconded the motion. All in favor. Meeting adjourned at 2:05 PM.

Nancy Bathke
12/20/18

FYI – The 2019 Subdivision Garage Sale will be Friday, May 17, 2019 and Saturday, May 18, 2019.

