

STONERIDGE HOMEOWNER’S ASSOCIATION ANNUAL MEETING – OCTOBER 26, 2019

In attendance: Nancy Bathke
Richard Burgett
Roland and Ruth Cilke
Jodie Flessner
Duane Groesser and Janet Mikowski
Lyndell and Marjorie Luster
Alan Palazzolo
Rebecca Pels
Ron Reamer
Joan Studzinski
Tim Webb
Joann Wilczynski
Walter Wilczynski

Richard Burgett called meeting to order at 3:05 PM and welcomed everyone to the meeting. Richard asked everyone to review the 2018 meeting minutes. Roland Cilke motioned to accept the meeting minutes. Ron Reamer seconded the motion. All in favor.

Tim Webb presented the Manager’s report. The split-rail fence has not been repaired. There are sections that have disappeared. No complaints or requests to replace it have been voiced. The emergency gate is in place. It is privately maintained. No one present was certain if a property owner had originally established the split-rail fence. If there is no need for it now, it may just need to be taken down. Ron Reamer proposed to remove the fence and take no further action. Roland Cilke motioned to accept Ron’s suggestion. Joan Studzinski seconded the motion. All in favor.

Regarding road repair, Tim Webb met with the county and township. They suggested that Stoneridge establish a SAD (Special Assessment District). The cost distribution for road repair is:

Township responsibility	25%
County responsibility	25%
Stoneridge responsibility	50%

Tim Webb has contacted one contractor – Black Magic. Their bid is \$10,000. This includes \$9,000 for crack filling and \$1,000 for asphalt repairs. This is necessary to help preserve the roads and delay a total repaving. The county will act on potholes. They are a safety issue. Roland Cilke restated that this patching will delay the total resurfacing. Tim Webb stated the Board has the right to make a special assessment. Ruth Cilke asked about a contingency fund. Due to the fact that our association dues have remained consistently low, we have not funded a contingency fund for major repairs. There would be a need for a special assessment. The establishment of a special assessment requires acceptance by 2/3’s of the homeowners. Richard Burgett suggested we pursue this avenue because the road repair needs to be done. Roland Cilke suggested a form should be developed and sent with the dues notice. The form would request a signature for approval of the special assessment. Tim will secure three bids for the Board’s review. Ron Reamer stated that we need to again verify with the county that we have their approval to repair the road. If the repair is acceptable to the county, Tim Webb will send an approval document with the annual dues notice. Roland motioned to check with the county for an OK to do the repair, based on their approval – obtain three bids, and develop a document for homeowner approval on the special assessment. Wally Wilczynski seconded the motion. All in favor.

Tim Webb asked for input on possibly getting a rain sensor for the irrigation system. There are two different types. The basic runs approximately \$200 and the more technical runs approximately \$350. Either one would save us money on the common ground water bill. After a discussion, it was suggested that next Spring, Tim Webb arrange for the installation of the \$200 rain sensor. All in favor.

The 2020 Annual Meeting date and time is to be determined. Documents state the meeting should be held the 1st Sunday of November. Our attendance at this time of year has always been very low. Roland stated that he believes a lack of interest is an issue. Tim suggested that we may have some additional success if we changed the meeting to the Elks Club and have it be more of a meeting/social gathering. Some of his other clients have had success with this approach. We will look into having the meeting on a weeknight at 6 PM at the Elks in October, 2020. Date to be determined and notice will be sent with dues notice.

Dates for the 2020 Stoneridge Annual Garage will be May 15 and 16, 2020.

Tim Webb pointed out that storage of both trailers and trash/recycle bins is an issue. The subdivision documents state that trailers are not to be stored in open sight and that sanitary containers are to be properly stored out of sight from the street. This is in the Restrictions section, No 8 and 9. Ron Reamer stated that over 20% of the residents are violating these restrictions. Tim's recommendation was that a postcard reminder be sent to all homeowners. All in favor.

Richard Burgett asked to review 2019 budget. Irrigation was more expensive this year due to maintenance and repair. The system is over 20 years old and there was a valve issue. Joan Studzinski asked for clarification on legal fees. Tim stated these are reassessed to the owners involved.

The 2020 budget was reviewed. Roland Cilke motioned to accept the 2020 budget. Duane Groesser seconded the motion. All in favor. Ron Reamer suggested we may want to increase the 2020 dues to begin establishing a reserve fund. There was a discussion on a reserve fund for capital improvements. It was tabled for now and the 2020 dues will stay the same - \$100. All in favor.

Richard Burgett asked for volunteers and nominations for the 2020 Board members. The following agreed to serve:

Richard Burgett	President
Duane Groesser	Director
Lyndell Luster	Director
Alan Palazzolo	Director
Rebecca Pels	Director
Ron Reamer	Director
Joann Wilczynski	Director
Walter Wilczynski	Director
Nancy Bathke	Secretary

The Board appoints officers at a separate meeting. Richard opened the floor for open discussion. Ruth Cilke asked about a Spring clean-up day. Tim Webb said Siler's will do a special pick-up and disposal. American Waste will also do special pick-ups for an additional fee. JoAnn Wilczynski expressed concern about the lack of clean-up being done at Lot 1. Tim Webb will reach out verbally to the homeowner.

Rebecca Pels asked about the land behind homes on Stoneridge. Richard Burgett said the land is county. You can walk back there. Rebecca said she did walk back there and found a salt lick. Concern was expressed about people bow hunting back there. There are no "no hunting" signs posted. This will be looked at further. Alan Palazzolo asked if there were any solar panel restrictions. This would be an ACC (Architectural Committee) item – all plans would need to be reviewed. In the absence of an ACC, the Board would review the plans and make a determination on the request.

Roland Cilke thanked the 2019 Board and Tim Webb for all their work during 2019. Ron Reamer motioned to adjourn the meeting. Roland Cilke seconded the motion. All in favor. The meeting adjourned at 4:30 PM.

Nancy Bathke
11-12-19