

STONECROFT HOMEOWNERS ASSOCIATION  
BOARD MEETING AGENDA - Q1, 2018

**Call to Order**

A quarterly Board meeting of the Stonecroft HOA was held on January 11, 2018 at the Spencer Road Library. It began at 7:00 PM and was presided over by Tom Wilhelm, with Tony Centracchio as Secretary.

**Attendees**

Voting members in attendance included Tony Centracchio (Secretary), Jason Valvero (Treasurer), Tom Wilhelm (President)

**Reports**

No subcommittee reports were presented to the board.

**Current Business**

Budget review - Tom presented to 2018 budget. The budget is projected against two assessment amounts (\$300 and \$231). Both budgets show a shortfall in 2018. The Association operated at a deficit in 2016 and 2017. Budget details include the following: Management Fees will remain at 7 percent of all collected revenue. Ground maintenance will go up by approximately 5 percent. Electric rates will increase in February. Water was lower than normal in 2017 due to issues with the sprinkler system (inoperable for a period of time). Postage and supplies account for potential mailings to homeowners. Legal and Professional fees will be used to obtain a formal legal opinion on the 2003 amendment to the assessments. Record retention is to store 6 boxes at \$30 per box. Miscellaneous expenses are to cover signs, lights, etc. Irrigation is for startup, shutdown and potential repairs to sprinkler system. Entrance expenses would account for front entrance landscaping. Tree removal expense is pending review from the County to remove a large tree on the South side of Miller's ridge. Monument light expense to replace broken lights at front entrance monument. Fence maintenance would cover potential damages. Total projected expenses for 2018 are \$44,150. The budget was approved by the Board.

Assessment fees - The Board discussed and recommended obtaining a formal legal opinion on the amendment to the Indenture dated April 2003. A couple of former board members have brought into question the board's ability to raise the assessments more than 5% annually. However, the amendment stipulates the HOA fee was set to \$300 in 2003. Given the lack of clarity and documentation from board meetings dating back to the amendment's origin, the board recommends obtaining a formal legal opinion on the matter. The opinion will be made available to the HOA on the website.

Violations - Tom spoke with several members of the neighborhood who were in violation of the indentures to help address the incoming complaints regarding basketball hoops, trash cans being in view, and commercial vehicles in the driveway. For the two formal complaints received, the violation were resolved without any further action needed by the board. In addition, several other homes have removed their trash bins from sight. However, there are still several homes in the subdivision that are in violation. The board recommends sending out a reminder letter to those homes still in violation as many homeowners are simply unaware of the indentures. If the warning letters do not resolve the

issues, then the board will need to take further action. For Commercial vehicles, not only are these not allowed to be parked overnight in the driveway, they are not allowed to be parked on county streets overnight.

Landscaping bid for front entrance received from Hackmann Lawn and Landscape. Jason will follow up with a couple of additional vendors to get bids. Lighting will need to be fixed due to broken seals. Will get bids on lighting. Will review bids at next meeting and determine if and how to move forward. Board will review schedules to determine next board meeting. Mid to late April. Tom will reach out to Accountant to begin preparation of 2017 tax return.

File digitization - Tom provided Tony with the DVR with all of the HOA's newly digitized historical records. Tony will post the information to the website so that all of the subdivision's information will be readily accessible to association members.

During the file digitization process, there were several irregular activities that are concerning to this board, including, but not limited to,

- licensing of subdivision common ground to former board members
  - St. Charles County Recorder of Deeds - bk: DE5186 Pg. 1859 (4641 Chippewa Way) and
  - St. Charles County Recorder of Deeds - bk: DE5807 Pg. 266 (56 Silas Court)
- use of subdivision assets and resources for the personal benefit of individual board members, and
- missing blocks of records that were removed from the subdivision's archive.

The board will begin a formal inquiry into these matters.

### **New Business**

No new business was discussed

### **Motions**

A motion to approve proposed budget was seconded and carried.

A motion to seek a legal interpretation of the 2003 amendment was seconded and carried.

A motion to begin a formal inquiry into the activities of previous board members was seconded and carried.

### **Adjournment**

Meeting adjourned at 8pm. Next meeting to take place in April.