

# Estates at Stone Ridge Homeowners Association

Annual Meeting Minutes

March 22, 2022

Meeting began at 6:00 pm and was held via Zoom

Members present: David & Bobbi Coker (Declarant), Kenneth & Natalie Yadon, Bob & Karen Vogler, Stephanie Manask, Norman & Heather Mark, Marjorie Hockenberry, Linda Edgell, Connie Kolker, Barbara Ullmann, Jere & Carol Visalli, Dennis Freed, Robert & Penny Gibson, Earl Elam & Theresa Hanna, Robert Svacha, Frank & Linda Mesaric, Keith & Kathie Steel, Samuel & Linda Haltom, Byron & Martha Leech, Dave & Karen Mourhess, Diane Sanders, Rob Schmitzer & Cynthia Gahm. 14 unidentified attendees and 5 proxies were received. Legal Counsel was also in attendance as representative of the Coker Companies. Quorum was achieved.

Introduction of Hertiage Property Management Team: David Caldwell, Barbara Butzen and Sarah Aragon

## New Business

- The Declarant is turning the HOA over to appointed Board members.
  - The main HOA will be represented by a board consisting of :
    - Frank Mesaric, Joe Webb and Rich Jesuroga
    - The Sub Association will be represented by a board consisting of :
      - Frank Mesaric, Diane Sanders and Jennifer Weber
- Discussion on major issues surrounding the HOA
  - Mr. Coker is the Declarant not the developer.
  - The plat and property lines were in place before Coker Family acquired.
  - Fence Lawsuit : This issue involved only 5 or 6 homes and has been fully resolved and cost the HOA nothing.
  - The lot lines where never changed.
- Discussion on Irrigation easements throughout property.
  - Water issues, sprinklers and irrigation easements. Systems are in place.
  - Retention pond and water lines are in easements.
- Discussion on Lights on south end of HOA
  - Electrical issue is being addressed by electrician.
- Discussion about snow removal.
  - Snow removal is for the sub association only. Homeowner's are responsible for their property.
- No fence will be built along Otter Road.
- Discussion about frost free hydrant being in wrong location and will be moved. Coordination with homeowner will be necessary.
- There is no easement for the water feature.
- Discussion about developing common area, Declarant will improve the south end. The north end was seeded late last fall, Declarant will re-seed bare spots and the mailbox area will receive some TLC and fertilizer.

- Discussion of the 2022 Proposed Budget:
  - The two HOA's will be split into respective accounts.
  - The main HOA account is assessed \$250.00 per year and these include single family homes.
  - The sub HOA account is assessed dues of \$250.00 annually plus an additional \$150.00 in dues per month. (duplexes pay extra for lawn care and snow removal for their properties).
  
  - A Reserve Study and Reserve fund will be explored with the new Board members in the near future.
- The 2022 proposed budget was approved. M/S/C 0 opposed.

Meeting adjourned at 7:00 pm.

Minutes taken by  
Barbara Butzen & Sarah Aragon  
Heritage Property Management