

**Stone Bridge Creek Homeowner's Association**  
**HOA Board of Directors Minutes**  
**Director's Residence**  
**June 13, 2017**

**Call Meeting to Order**

Loren Michael called to meeting to order at 9:10pm.

Attending: Ryan Burger, Matt Dageforde

**Board Directors Business**

The board accepted Josh Kushen's resignation. Loren nominated Ryan Burger as temporary replacement. Matt second. Approved. Ryan will be on the board until a replacement is found.

Loren's three-year term is finalized this September. He mentioned not being interested in another term. Board will seek a replacement to bring to the annual meeting in September.

Ryan discussed board of director stipends. His research showed other HOAs pay a stipend to members/directors for the huge amount of hours of service they provide to the HOA. Initial idea is to pay between \$495-\$595 annually to the three directors each; which represents approximately \$1/hour of service. Payment would *not* be made until after the full year of service (measured by the annual meeting in September). Ryan mentioned he would **not** be taking an annual stipend since he and his firm already serve as accountant for the HOA.

Directors will mention to HOA members at annual meeting. A vote will take place at that time or at a later meeting.

**Covenant Letters**

Directors discussed sending letters to specific rental property owners for last warning of covenant violations. Directors also discussed a final round of review to identify properties still using Waste Management for refuse instead of using one of the two approved vendors. Letters will be sent to those properties.

**Signage**

Discussed putting up a Stone Bridge sign at the main entrance (14<sup>th</sup> and Humphrey) and possibly two other entrances. This would replace the old Lincoln Federal signage and improve aesthetics of the HOA. This will be put out to bid. Loren and Matt will work on it and review for final approval.

**Website**

Still having problems with website updates and communication with current website provider. Ryan suggested outsourcing to local firm for less than \$100/month. Loren will request bid from local firm.

**Annual Meeting**

Annual meeting is slated for second Tuesday of September (9/12/2017). Loren will contact the Library for availability of a meeting room that evening.

**Storage**

Loren requested renting storage unit for HOA items in his garage. Matt and Ryan suggest the directors spend a day reviewing items and disposing or selling all non-necessary items rather than paying for storage. Directors agreed to dispose or sell enough items so paying for storage will not be necessary.

**Summary of Action Items**

- Loren, Matt, and Ryan draft letter to rentals
- Loren review refuse compliance
- Loren and Matt get final bids on signage
- Loren and Ryan get bid on website
- Loren request meeting room in library
- Directors will sort through HOA inventory and reduce storage needs

Directors voted to adjourn meeting at 10:07pm.

Respectfully submitted,

*Ryan L Burger*