

Stone Bridge Creek Homeowner's Association

Annual Meeting Minutes

September 29, 2020

Call Meeting to Order

Loren Michael called to meeting to order.

Attending: Ryan Burger, Loren Michael, Post to Nextdoor

AGENDA

1. Welcome by President
2. Review of Financials
 - a. The annual budget was presented and approved
 - b. Cash balance healthy and up \$18,000 since December 31st.
 - c. Anticipate \$10,000 of expenses with very few deposits between 10/1 and 12/31
 - d. Dues accounts receivable is over \$17,685.
 - e. Liens are issued for any member with 2+ years unpaid dues. HOA issued 7 new liens this year with 1 already paying off their balance.
 - f. Dues to remain at \$100 next year for a balanced budget.
3. Nomination and Election of Directors
 - a. Loren term limit 2020 – not renewing
 - b. Ryan term limit 2021 – opting out; will remain in accounting capacity
 - c. Third member needed
4. Election of Officers
 - a. President: open at this time
 - b. Vice President: open at this time
 - c. Treasurer/Secretary: open at this time
5. Other Discussion (as time allowed)
 - a. HOA intends to finish rocking the roundabouts in 2021.
 - b. Mow/snow bids have been received. Directors reviewed and selected vendors for these services. Directors generally happy with services last year.
 - c. Numerous party complaints this year. HOA directors taking action by contacting landlords and by issuing fines under the Paragraph 12 of the Covenants known as the “**Nuisance**” clause where ‘No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the community or unreasonably disturbs the quiet of the occupants of the adjoining lots. This includes, but is not limited to, loud parties, trash bins left street side for more than 24 hours, parked vehicles blocking sidewalks, or upon lawns, and anything that may cause an unsightly appearance that interrupts the peacefulness and appearance of the neighborhood.’
 - d. Reminder that members may take party and parking complaints to Lincoln police non-emergency; Covenant violations to Directors via sbchoa@gmail.com and a follow-up message to ryan@gbecpa.com
 - e. Meeting was adjourned

Respectfully submitted,

Ryan L Burger