

Stone Bridge Creek Home Owners Association
Annual Meeting Minutes
Tuesday September 14, 2021
6:30pm

Eiseley Library

27 neighbors present

BOD Present: Mathew Brown- President, Ellie Haag- Vice President, Nicole Effle- Secretary/Treasurer, Ryan Berger CPA

1. Welcome by President
 - a. Past Year Events: Easter Egg Hunt, Kona Ice
 - b. Projects: Outlot maintenance, Tree removal/trimming along the bike trail

2. Review of Financials / Approve Budget – Ryan Berger CPA
 - a. Ryan Provided gains and losses and budget documents (attached)
 - b. \$40,000 for out lot work not yet paid so not showing
 - c. \$17,738 accounts receivable
 - i. \$16,000 tied up in property liens
 - ii. Six were paid this year
 - d. Board of Directors (BOD) proposed soliciting new bids for the ongoing contract work (unsure exact work being done or status on contracts, etc.) no objections
 - i. Snow/ice removal along 14th, Pennsylvania, Alvo, Humphrey
 1. BOD get the route/map and share to social media, etc.
 - ii. Roundabouts
 1. \$2k-\$4k per roundabout for fall, spring maintenance
 - iii. Mowing
 1. C&C Contracting does the commons areas which require large mowers
 2. Pro Line does smaller work like the right-of-way along 14/Alvo/Humphrey
 - e. Mathew made a motion to continue the \$100 dues for 2022, all approved
 - f. No objections to the budget for 2022, it is approved

3. Nomination and Election of Directors
 - a. All new in 2020 with staggered terms: Nicole 1 year, Ellie 2 year, Mathew 3 year
 - b. Responsibilities
 - i. contract/bids for work needed in common spaces
 - ii. managing complaints from neighbors, covenant enforcement
 - iii. Plan community events through the year
 - iv. Social media and other communication
 - c. Two nominations
 - i. Lori Reed – withdrew her nomination in lieu of starting a committee for lawn/weed/covenants, those present approved
 - ii. Nicole Effle – Self-nominated, those present voted, she is re-elected

9/29/2021

d. Stone Bridge Creek BOD for 2021-2022: Mathew Brown, Ellie Haag, Nicole Effle

4. Other Discussion as time allows; events, projects, snow/grass

Q: People using outside contractors for trash?

A: Only a couple of folks, they were quickly informed of the HOA preferred companies

Q: Is there a rotation to trash contractors?

A: If you have a suggestion or a trash proposal you can suggest for agenda at annual meeting

Q: Parking congestion in side streets- has anyone considered having some common parking areas? Paved/gravel, who would maintain -

A: Directors will bring it up to Lincoln Federal, look at neighborhood covenants, rules for the development

Lori Reed: Proposed a lawn committee based on the Covenant 5e that no weeds are going to be permitted to commence on properties and tree maintenance. Teach the people that the covenant is there, have conversations with neighbors. Doing some more education, cutting suckers, weeds contained.

The BOD will reach out to Lori to get her committee started and recruit some other volunteers; set guidelines

Garage Sales: continue next year. Suggested to rotate organizations who receive the donations.

The new BOD will meet immediately after the Annual Meeting is over.

Submitted by: Nicole Effle, Secretary