

Stone Bridge Creek Homeowner's Association
HOA Board Meeting with McCombs Commercial Realty LLC
March 12th 2025

Attending: Mathew Brown, Cheryl Dietrich, Josh Wong, Deb Davis (McCombs Commercial Realty LLC), Mary McCombs (McCombs Commercial Realty LLC)

Delinquent HOA Dues

- Large number of HOA dues past due
- Board decided to not charge late fee/lien until new invoices mailed out due to HOA management company transition
- McCombs to resend invoices on delinquent dues when they transition to new LetterStream service for mass mailing

Request for Quotes for improvement projects

- McCombs to seek out quotes for:
 - Trash removal in common areas and along 14th Street
 - Pet waste disposal receptacles along trails
 - New trees along interstate near the old wall. HOA board to define scope of work first.
- McCombs to provide examples pictures and price of recent entryway signage/memorial from other HOAs for reference

McCombs transition from AppFolio to Maven

- Target transition between May/June
- HOA Board management portal training scheduled for end of June

Common area waterway cleanup

- Homeowner complaint on impact and quality of work
- Scope of work for contractor was to:
 - Pick up down limbs, cut, spray trees in waterway in culver areas and north culvert trail
 - Cut out, spray around hand rails and culverts
- McCombs reached out to contractor to discuss progress and quality of work