

Board Meeting
Stableridge Homeowner Association

Date: March 4, 2020

Time: 6:30pm

Present: Jenna Boyer, Joe Bommarito

The primary purpose for this meeting is to discuss ongoing request for review form approvals and current concerns within the subdivision.

Unfinished Business:

1. Owner on Mango pool request: this has been ongoing since December 2019 with no resolution. We have made attempt to work with the owners to no avail. They have submitted 2 alternate proposals for a privacy fence and the first did not meet the intent of the covenants and the second was for a tarp type enclosure around the pool area. On 2/12/19 we requested additional information per the covenants and also asked them to contact the City for their approval. As of this date we have not heard back from them with the additional info requested. The City did contact us and indicated they could not approve their request. They do not allow fabric type fences and since this proposal is not attached to the pool they call it a fence. We have a large email trail on this project and we even reached out to the HOA attorney to question their interpretation of the covenants and the attorney called the owner and was told they were going to do a privacy fence.

Discussion on sending them a letter informing them that since they have not responded we will be denying their request for an in ground pool due to noncompliance of the covenants? It was agreed that an email should be sent advising we have not heard from them in response to our email to them on 2/12/2020 requesting privacy fence plans and specifications. We will give 10 days to respond or a denial for the in-ground pool will be denied due to non-compliance of the covenants.

There was a telephone meeting with the owner and a decision was reached that they would use simpson brackets and raise the existing fence to 6', they would replace all existing fence boards with 6' boards installed to make the fence a solid fence. They would install a cross support at the top of the new 6' fence for support. They will also need the City approval for this work.

2. Mr. Raso offer to be on the board: It was decided that Joe would reach out to Mr. Raso to verify his offer to volunteer to be on the Board still stands. If so we will meet with him.
3. Website: There was a discussion about moving forward with the new website as was discussed at the last annual board meeting. The cost as explained at the annual meeting is \$999.95 to build new site and there will be an annual fee to maintain it. The annual fee will include the hosting fee and domain name fee we currently pay. Joe will reach out to Network Solutions to get this moving forward.

4. Past due Assessments: An update was provided in reference to the attempt to collect the 6 most delinquent assessments. Letters have been sent via our attorney and paperwork was filed with the courts to collect. All but one responded and all have agreed to pay. At least 2 have already paid in full and the others are making payments over this year. One did not respond and according to City and Village he has been a problem for a long time. City and Village stated we may need to have the attorney begin payroll garnishment but this may be a problem since he owns his own business.

New Business:

1. TJ's Lawn Service agreement: We requested a proposal from TJ's for the 2020/2021 lawn season and received their proposal. Their bid is to leave the price the same as it has been for the last 3 years. It was agreed to sign the agreement for the 2020/2021 season at the same rate.
2. Also discussed sinking of the ground between 18 and 22 Suffolk Dr. We received an email from the homeowner at #22 Suffolk and TJ's was called about this. They were to do this last season but did not. They did do work on a drain behind the homes in court of Suffolk Dr. on error as they thought this was the one we talked about. This was brought to Travis and he was asked that his crew do the correct one and he agree they would. We will check with them early this season as a reminder to get this done.
3. Anonymous letter about a shed install at 3345 Carriage Crossing. Joe did reach out to a former board member to discuss how this was handled in the past and Joe shared what he learned at the meeting. No temporary sheds have been approved. After a discussion it was agreed that a letter will be sent to the homeowner advising they are in violation of the covenants and request compliance within 10 days.

Open Discussion:

- a. Common ground erosion: We have received an email from an owner on Stableridge about the erosion in the spillway by his home. We reached out to 2 contractors (Accurate and LMI) to discuss a remedy. Also met with John Reeves from the City about this area to make sure we do what is within City guidelines. We reviewed and discussed both bids. Accurate bid: \$5550.00 for both sides of Stableridge Dr. He did not look at the Carriage Crossing area and was not aware the HOA qualifies for free rock from the City. This should lower his quote. The LMI bid needs to be updated to reflect what was discussed when we met with him. (excavate the land area south of the single drain pipe to an angle toward the large open area of the common ground, also add the work across Saddleridge as discussed). We also asked him to bid the sewer drain area behind 3460 Carriage Crossing. The current LMI bid is \$4500.00 for Saddleridge area and \$3500.00 for the Carriage Crossing area. Joe will call and meet with LMI Gerard about corrections to the current bid and Accurate for the second area.

- b. Signs: We received an email from an owner on Kelso Ct. about yard signs in the neighborhood. A message will be placed in the next News Letter reminding owners to review the covenants Article VII (n).
- c. Fence on Boschertown: Jenna brought up about a white vinyl fence that is pretty dirty with mold. She will get the address and a letter will be sent to the owner requesting the fence be cleaned. Jenna also spoke about the wooden fence in the home at the corner of Silvertrail and Boschertown that is in need of repair. She said she know the owner and will speak to them to avoid a letter.

Adjournment: With no other business the meeting was adjourned at 7:30pm