

**Board Meeting**  
**Stableridge Homeowner Association**

Date: June 30, 2021

Time: 10:30AM

Present: Mike Raso, Joe Bommarito

The primary purpose for this meeting is to discuss an anonymous letter sent to City and Village and forwarded to us about our HOA and current concerns within the subdivision.

Unfinished Business:

1. Common Ground Maintenance: We have not heard from the new TJ's owner about a second meeting (10 days) to discuss their progress and review of the map they said they have. Do we still want to do this?  
\*They also said they would submit a bid for some work to a few of the sewer areas and the drainage area from Boschertown Rd.

New Business:

1. Common Ground email from a resident on Mange about trees along Mango and Carriage Crossing by the Boschertown Rd. entrance.
2. Attorney Letter: Pertains to back assessments from an owner on Carriage Crossing (\$2,195.46) and their recommendations for attempt at collection. We also received an email from this owner about a shed and a free standing gazebo. An email response informed him sheds were not allowed and a "request for approval" form was required by the HOA for the gazebo. There was a discussion about issuing an approval with outstanding assessments.
3. Boschertown Rd fence cleaning: received 1 bid from Mr. Todd (a resident on Apricot) to power wash the fence at a price of \$400.00. We have asked for proof of insurance from him.  
\*Joe reached out to Hot Shotz (Brian) for a bid as well. They did it the last time. We have not heard back from them yet.

Open Discussion:

- a. Anonymous Letter: Difficult to address the person so what do we do? General letter to all?
- b. We did receive and email response 6/18/21 for a letter sent to them for violations.
- c. Email from Home Partners of America about a home at 3281 Saddleridge Dr. for sale and they are closing on it. A discussion was held about company owned rental homes and how we want to move forward? Suggested talking to our attorney for ideas based on neighboring HOA's

Adjournment: Meeting adjourned at 11:40am