

# STONEHEDGE RESIDENTS INCORPORATED (SRI)

## SRI BOARD AGENDA MEETING March 14, 2025

The March 14, 2025 Agenda Meeting was called to order at 9:00 am. Cliff Thomson presided.

**Roll Call:** Williams and Baraniewicz absent, Thomson. Streff, Ellingson, Curvin, Rice, Horaney, Tudor. Also present Curry and several residents.

### **Agenda Items:**

Review Architectural Applications:

Application From Unit 172 was presented, reviewed and approved by the Board.

Application for Unit 73 was presented and reviewed. The changes requested were not within the Architectural guidelines. A motion was made to disallow the changes. It was seconded and disallowed by the Board. A copy of the architectural change request will be attached to the minutes for future reference.

Architectural Resolution and Guideline changes were addressed by Thomson who will be getting information on making needed changes from a Board member at Innisbrook on making changes to the resolutions and guidelines language. Thomson will also get the name of the attorney that assisted Innisbrook in making the necessary changes. The

information may be helpful to our Board with making necessary changes.

Curvin: Card room replacement chairs were tabled until after the Reserve Study is done.

Horaney: Ameritech contract expires on December 31, 2025 subject to 60 day notice. Motion was made to form a committee to explore options available and make recommendations to the Board. Thomson will Chair, Horaney and Elton will be on committee and choose two other members. The motion was seconded and approved.

Dumpster and Waste management costs. Dumpsters cost \$580.03 each per month and we pay Waste Management \$7,771.00 monthly which covers dumpsters and trash and recycle pick-up.

Lisa and Melonie are working on a general ledger. They are also working on HOA fees.

Ellingson: Big thank you to Melonie for all she has done since coming on board.

The roof is not currently leaking and it was suggested that replacement be put on the back burner until we build up the reserves. Replacement of the roof can be placed on the agenda for the September meeting.

Pedestal Replacement expense should be a priority at this time. Lisa will contact Weather Chek for an update on further replacements and the cost.

Unit #16 repairs and violations must be addressed. Lisa has not as yet been able to reach the owners with the provided contact information.

Horaney: we need a committee to review all of our by-laws.

Streff: the streets need attention; they are cracking and need sealing. The Board will wait for the reserve study to see what funds may be available.

Well replacement remains an issue.

Thomson: Thomson and Horaney have reviewed the Architectural Guidelines and the noted attorney recommendations and will send them out to Board members for review to discuss the adjusted changes and move forward with a vote on the guidelines at the next meeting.

Reserve Study: Lisa will review the 2022 reserve study and make a recommendation to the Board at the Annual Meeting on March 26, 2025

Lisa will check on CEU's for Board members.

With no further comments from the Board and nothing picked up from the residents.

A motion was made and seconded to adjourn the meeting at 9:57 am.

Penny Curvin, Secretary