

SRI-STONEHEDGE RESIDENTS, INC.
APRIL 24, 2013, BOARD OF DIRECTORS MEETING
CLUBHOUSE MAIN HALL

The April meeting of the SRI Board of Directors convened at 9:00 a.m. in the Clubhouse. Richards is presiding. The Pledge of Allegiance was recited and invocation was offered by Joyce Lester.

Richards noted and thanked SRA Board and the many volunteers for their efforts for the Snow Bird party, the Pancake Breakfast, and the Men's and Ladies Luncheons.

There were no new residents present at the meeting.

MEMBERS OF THE BOARD PRESENT: Roll call; Richards, Edwards, Lucas, Mosher, Casey, Dunstall (via teleconference), Curvin (via teleconference) and Horaney (via teleconference).

MEMBERS ABSENT: Kinsey.

SECRETARY'S MINUTES FROM MARCH BOARD MEETING: There being no corrections or additions Mosher made a motion to approve the minutes, seconded by Lucas. Roll call vote, all yes. Richards stated that the April 19, 2013, Agenda Meeting Minutes have been approved via email and are on file in the office.

TREASURER'S REPORT: There being no corrections or additions to the report, Edwards made a motion to approve, seconded by Casey. Roll call vote, all yes.

PARK MANAGER'S REPORT presented by TONY TOSCANO:

Toscano began by complimenting the residents on delinquent accounts stating that our park is doing very well. He gave a reminder to the Snow Birds to make sure things were clean and secure before leaving and reminded the full time residents as well.

The following items were addressed:

- a. Sixteen (16) homes have SOLD to date.
- b. Watering restrictions are being followed with only 14 warnings.
- c. New well at 172-193 is up and running and the valve to restrict watering is installed.
- d. Fifteen (15) valves to be installed over the summer.
- e. Painting the blocks around the front entrance island.
- f. Retention Pond Project will be completed shortly because we need to re-install the sprinkler system.
- g. Sidewalk cracks will be repaired.
- h. Men's Bathroom renovation will commence after Memorial Day.
- i. Road Project to be addressed.
- j. Retaining Wall began on Monday and they company is waiting for the material to be delivered. We have a penalty clause on a time schedule to help ensure the projects goes as planned.
- k. AED (Auto External Defibrillator) system should arrive soon.
- l. STOP signs - a total of 22 new signs will be installed making them more uniform and replacing worn unsightly ones as well.
- m. Sound system for the clubhouse will be down for warranty repair.

COMMITTEE REPORTS:

Rules and Regulations: (Richards to speak for Dunstall)

- a. To reword the rule book description of the Stonehedge Appeals Council in order to clarify the role and process for council.
- b. To review and revise the General Information and Best Practices booklet.

He added that although not really covered by Rules and Reg., the committee felt a need to address the securing of skirting in order to keep out animals and possibly close in the bottom of fence line for our park. Richards stated that the next scheduled meeting will be November 6, 2013.

Risk Management and Park Beautification: Mosher stated that the tree trimming will be in late May. Turfco has been contracted to replace 90 plants, replace mulch and spruce up the front entrance. Turfco will maintain the area and keep the plantings fresh and colorful. Mosher stated that we will replace 20 palms within the park. On May 20 – 25 will be stump removal and the area to the east of old office and behind Amber will be redone with red oleanders.

Long Range Planning: Edwards said they met on April 3, 2013. He stated that this is really a wish/dream list for future projects. Edwards said currently talking about the front sign and address. He told residents that the DOT needs to be contacted and that bids need to be received and then it will be addressed.

OLD BUSINESS: The Men's Bathroom Renovation and Retention Pond Sprinkler system (already addressed).

NEW BUSINESS:

Resident Participation at Board Meetings: President Richards explained to our residents that the board agreed to have residents speak at the time of OLD and NEW BUSINESS by signing in on a 3 x 5 card with a 3 minute time limit to give insight or expertise on agenda items, not opinions or debating. This will follow State Statute and give residents the right to respond in an orderly and timely manner.

Website: Richards thanked resident Sami Mehmed for all his efforts and format suggestions on our website. The board discussed and felt that Ameritech has a better understanding of what we need to reflect life at Stonehedge so they will continue to update for us. The Board is thankful for all of Sami's direction and the real estate section is greatly improved and if you look in the next couple of months you will be pleased with the effort put forth.

ROAD REPAIRS: Richards explained the proposed plan for our roads in the park. To do a total reclamation will range from today's price of anywhere from \$436,000.00 to \$575,000.00 not the \$250,00.00 as we thought. He told residents that the board felt it necessary to explain to the residents how the bids reflected

different options as micro surfacing to mill and pave, etc. Richards stated that a consultant from Pavement Technologies was called in and he referred us to the companies. Board members listened to presentation and past board member Miner and resident Ken Collier spoke with and viewed sights of business from Asphalt Paving Systems, Inc. Their recommendation was the micro surfacing that could possibly last from 6 – to 10 years at a much lower cost approximately \$80,000.00 and additional \$4,700.00 for drainage issue to be resolved on Parkview. The bids will cover other low areas, and potholes. Our roads are currently at 70-75% life and this would be the time to address this issue before more deterioration thus resulting in us spending dollars we cannot afford. The cost would be covered in our RESERVE FUND for roads so we will not be borrowing. The process of micro surfacing can also be done a second time. The warranty is 1 year the same warranty as total reclamation from all companies bidding. Lucas commented that it will take 2-1/2 yrs. to replenish the dollars in our paving reserve fund.

FLOOR OPENED FOR RESIDENTS

Residents commented on drainage issues, other low lying areas, potholes and questioning as to whom will oversee the project as Toscano has enough to do. This should be a 3 day project. A resident questioned if the BBB was contacted to see if any complaints were registered. NO, but insurance is on file. Discussion was closed and Board Member Edwards made a contingent motion as stated: "Motion to award contract to Asphalt Paving Systems, Inc., in the amount of \$80,414.60 to micro surfacing all roads. Also, to Asphalt Paving Systems, Inc. to shoot grades to confirm (pitch) and milling to contour path to match existing inverted crown by units 1, 192, and 185 in the amount of \$4,750.00 making a total of \$85,164.50 not to exceed this amount." Edwards made a motion to approve, seconded by Lucas. Roll call. All yes with Mosher voting "NO", Horaney not on teleconference and Kinsey absent. We have a vote.

COMMENTS OR CONCERNS: Unit 192 – Joyce Lester commented about the lift station and asked that the red light be raised for bettering view to aid in avoiding spillage. Unit 167 – Chuck Musa stated that the road repair project is economically the best approach and he is in favor.

There being no other business the meeting adjourned at 10:12 a.m.

RESPECTFULLY SUBMITTED, LOIS CASEY, Secretary