

SRI-STONEHEDGE RESIDENTS, INC.
BOARD OF DIRECTORS MEETING
Wednesday, January 27, 2016

CLUBHOUSE MAIN HALL

The January SRI Stonehedge Board of Directors Meeting convened at 9:00 a.m. with President Lucas presiding.

The Pledge of Allegiance was recited and Invocation was offered by Lillian Postlewait

A moment of silence was given for Sandy Gengalo and her family. She has been moved into hospice.

DIRECTORS PRESENT: Jayne Lucas, President, Jerry Kinsey, Vice President, Ken Collier, 2nd Vice, Dale Thomas, Treasurer, and Lois Casey, Secretary.

BOARD MEMBERS PRESENT: Terry Ellingson, Lynn Dunstall, (via teleconference) and Ron Curvin.

BOARD MEMBERS ABSENT: Joyce Lester.

MANAGEMENT PRESENT: Tony Toscano.

We have established a quorum.

There were no new residents in attendance at this meeting.

SECRETARY'S MINUTES from December were read by Casey and there being no corrections or comments, Kinsey made a motion to approve, seconded by Collier. ROLL CALL VOTE: All "YES". Motion carried.

TREASURER'S REPORT for December was presented by Thomas.

a. Total Cash in Banks.....	\$227,499.63
b. Total Operating Funds.....	\$ 37,838.87
c. Reserves.....	\$ 79,595.72
d. Delinquencies.....	\$ 465.60
e. BB & T Loan Balance.....	\$119,877.23

There being no corrections, Casey made a motion to approve, seconded by Collier. ROLL CALL VOTE: All "YES". Motion carried.

MANAGE'S REPORT:

a. Front sign brackets have been repaired.
b. Back Gate issues – The gate is 14 years old and parts are deteriorating or outdated. We are waiting for confirmation to replace.

- c. Roof leak at poolside eating area – Albright Roofing will be here.
- d. Electric in Home – Please check your electric as there has been an issue with one (1) of the homes recently. If your lights are flickering you should have a certified electrician check your home in order to avoid PROBLEMS or a possible FIRE.
- e. Contractors are in the Park and residents having work performed by them should caution contractors to SLOW DOWN and obey the 15 MPH speed limit set forth for our Park.

COMMITTEE REPORTS:

Rules and Regulations: Ken Collier spoke on behalf of Chairperson Dunstall. The committee met on Tuesday, January 19, 2016, to review and forward to the Board a petition to “Allow a vote on having dogs allowed in all homes in Stonehedge”. The committee recommended to the Board that the issue be put to a vote. The committee expressed concerns about the caliber of the petition. As a consequence of these concerns, the Board returned the petition with the request that it be redone. The petition is to be redone following suggested guidelines and with the assistance of the Board and Park Manager.

Park Beautification and Risk Management: Chairperson Curvin stated that a meeting will be scheduled within the next couple of weeks.

OLD BUSINESS:

President Lucas spoke about the Agenda Format being on the 3rd Wednesday after coffee hour. She feels it is working well and it will be continued to be held in the Clubhouse Main Hall to accommodate more residents.

President Lucas touched on the pool covering during cooler temperatures and asked for volunteers.

NEW BUSINESS:

President Lucas informed the residents that a new House paint color chart will be forthcoming in order to help residents choose a color for their home that is compatible with Park guidelines.

President Lucas spoke about the Scott’s contract. Toscano filled in the information stating that we will be adding two more months (running from Feb. thru July). This hopefully will aid us in combating disease and lower the cost of replacing sod. Collier made a motion to approve the addition. The new contract will be \$28,500.00 which reflects an increase for this service of approximately \$4300.00. Kinsey made a motion to approve. Roll Call Vote: All “YES”. Motion carried.

President Lucas told residents that the pool is stained and the grates need to be replaced in order to avoid future staining. We are trying to have the pool cleaned and the deck walls. Ellingson made a motion to award Pool Works the contract to change the grates at a cost of \$575.00. Thomas made a motion to approve. Roll Call Vote: All “YES”. Motion carried.

President Lucas spoke about the upcoming Rule Amendments for the Dog Petition, Trucks Weight, and One (1) home ownership. The Master Occupancy Agreement regarding Unit Ownership may be amended by the approval of not less than 75 percent of the Shareholders, and the By-Laws may be amended by a two-thirds vote of the Shareholders at a regular or special meeting of the members. Both the Master Occupancy Agreement change and the By-Law change will be mailed for the Annual Meeting. Ellingson made a motion to amend the two and Curvin made a motion to approve. Roll Call Vote: All "YES". Motion carried. These will be put on the ballot.

President Lucas addressed the kitchen stating that it is recommended that the kitchen be cleaned by a commercial cleaning company 1 time per quarter. Curvin made a motion to have the cleaning done at a cost of \$300.00 per year. Collier made a motion to approve. Roll Call Vote: Six votes "YES" and Kinsey and Casey cast a "No". Motion carried.

FLOOR OPENED FOR COMMENTS AND CONCERNS:

Question regarding pest control was addressed. The question of how many people own more than 1 residence at this time was answered with NONE. Question on changing the Master Occupancy and By-Law was posed and it was stated that this is a Board Action. A question was posed regarding the financial report deficit and Toscano stated that it was increased due to water charges and the Park's share for the two-for-one sod program. A resident questioned the specified age in order to own and live here. You can own here but you must be 55 years of age to live in the Park.

There being no further business or concerns Ellingson made a motion to adjourn the meeting at 9:50 a.m.

Respectfully Submitted,
LOIS E.CASEY, Secretary