

Stonehedge Residents Incorporated (SRI) Meeting

May 22, 2024, Clubhouse Main Hall

Meeting called to order at 9:01AM. Susan Williams presiding.

Roll Call: Williams, Curvin, Thomson, Ellingson and Rice(via phone), Streff, Baraniewicz and Tudor. Elton (absent). Also attending, manager Maryanne Aiello and a number of residents.

Secretary's Reports: Read and discuss April 24, 2024, minutes, amended to include 6 requests for change in place of 4. Also read and discuss the minutes from the Agenda Meeting on May 8, 2024. The minutes were approved by the Board.

Treasurer's Report: Not available at time of meeting. The Park Manager presented the Ameri-Tech Financial Report Package for April 2024 prepared for Stonehedge Residents Incorporated.

Manager's Report: Maryanne presented her report to the Board and residents.

Committee Reports:

BMR Advisory Group Chair Thomson reported a \$220.00 expenditure for purchase of plants for both the entrance and exit areas.

New Business - Discussion/ Action Items:

ARC Requests for Additions/ Changes: submitted for review and approval. The applications were discussed and approved for units 24,125, 132,158, 200, 215 and 234.

SRI Truck: Repairs to the truck have been completed by Curtis Complete Auto Repair at a cost of \$1,241.52.

May Tree Trim: began on May 6, 2024, at a total cost of \$12,002.40.

Well Repairs: Well Repair Recommendations and estimates. Wells 77 and 80 need repairs. Well 77 needs a new tank at a cost of \$1,371.00. Well 80: two options were presented by Steve Haney, LLC. The well on 80 is severely corroded and has holes in it. Pump is not building to proper pressure.

Option 1: attempt to remove the existing pump and cut off rusted casing. Replace cutoff section and install new submersible pump.

Estimated cost: \$5,000.00. A failed attempt will cost \$500.00.

Option 2: Drill new well, install new submersible pump and connect existing plumbing and electric lines. A discussion of options leads to a motion to go with Option 1 if it fails, we will pay the \$500.00 and go with Option 2. Motion was seconded and approved by the Board.

Curfew for Pavilion Events: Issue of complaint by a resident about late noise from the pavilion and establishing a curfew were tabled until the fall.

Live-in Aide: Request was made by a resident for a live-in aide. The Stonehedge Attorney advised that Stonehedge must make reasonable accommodation, and two letters were drafted stating conditional approval. After Board discussion a motion was made and seconded to approve the conditional Aide not as a resident or tenant. Motion was approved.

Staff Job Duties: The job duties for both maintenance staff and Management available in the office for residents to view.

Educational Webinars: HOA Webinars will be recorded by the Park Manager and the link will be sent to Board Members for viewing.

Authorizations: for needed expenditures that arise over the summer were discussed and a motion was made and seconded that the Park Manager approve expenditures of \$500.00. Authorization for emergency expenditures of up to \$5,000.00 by three Board members. In a true emergency, one Board member in conjunction with the park manager and notify the remainder of Board members as soon as possible. Motion was approved.

Open Floor for Comments and Concerns:

Terry Rice suggested that the Board explore other means of communicating for our Board meetings other than conference telephone.

Tom Tudor referred to an email to the park manager about notifying Board members of units for sale as something that needs to be done.

Unit 192 expressed concerns about outside realtors and buyers only wanting to flip units.

Williams responded that our bylaws cover that issue.

Unit 64 revisited the issue of recommendations by residents be posted on the bulletin board with cards of the provider of services.

With no further comments, a motion was made and seconded to adjourn the meeting. The meeting was adjourned at 10:24 am.

Penny Curvin, Secretary.