

Stonehedge Residents Incorporated (SRI) Meeting 17 September, 2025
Main Hall Club House

The September 17, 2025 SRI Board Meeting was called to order at 9:05 am. Cliff Thomson presided.

Pledge of Allegiance and Invocation

Roll Call: Thomson, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman, Rice, Tudor, Williams also present Curry and a number of residents

Secretary's Report:

Board Meeting minutes from May 28, 2025. Read, discussed.

Motioned to Approve, 2nd, All Approved

Board Agenda Meeting September 5, 2025, Read, discussed, Added Tudors Comments to Water meter issues: Advised Board and Residents that the initial cost of \$96,000 has saved us this cost in 2.5 years. The meters not functioning need to be replaced so the full system is in operation.

Motion to Approve, 2nd, All Approved

Thomson: Going to change the agenda this morning as a courtesy of time. We have Sean from StaLine Water work here to go over the water meters.

StaLine Water Works has introduced a new water meter endpoint system designed to improve data transmission and monitoring capabilities through cellular connections. The company offers a 20-year warranty on these new endpoints and provides free installation with purchase to address previous transmission issues and enhance leak detection and usage tracking.

- **Current system issues:** About 70 antennas were found not transmitting, prompting the proposal to upgrade to the new endpoints to ensure reliable data flow.
- **Maintenance recommendation:** It is suggested to keep at least five replacement endpoints on hand annually as a maintenance measure due to potential small yearly failures.
- **Software features:** The software includes a customer portal allowing homeowners to monitor water usage and receive instant leak or alarm notifications via text or email at no extra cost.

- **Irrigation system clarification:** The current water meters do not monitor irrigation water usage, which would require separate metering and possible re-piping.
- **Service Fees:** Cellular \$20 Per unit, Software Fee \$80 Per unit. One time up front cost.
- **Price Hold:** Will come up with a 12 month price hold for the contract thru Jan 1 2027.

Ellingson: Motion to approve with 12 month price hold. 2nd, All approved.

Treasurer's Report: Read, discussed and Approved

Manager's Report: Read and discussed

Committee/Advisory Group Reports: None at this time

Review Architectural Applications:

Huffman: Unit 19 Remove old post on carport, Install 4 new 3x3 offset posts welded. Remove pavers to put 2ft x 2ft cement footers per post. Install 3x4 down spout.

Motion to Approve, 2nd, Huffman Abstained, All others approved

Old Business -Discussion/Action Items:

Well Repair: Curry: 3 different wells have issues. The Entrance Well pump we replaced with a new one. 14 & 140 both need the pressure tanks replaced. This is maintenance for the wells the pumps are 1600.00 each, with a five year warranty.

Motion to Approve, 2nd, All Approved

New Business - Discuss Action Items

- **Presidents Report-Thomson**
 - Reserve Study is 85% complete. The board received a copy of the draft, and is reviewing it. Once reviewed we will have the survey company come back out and discuss with the board any final changes. Then we'll present it to the community.
 - I recommend that the Roof Committee get together early November to discuss the roof repairs. We are starting to build the budget and reserve up to get the roof repaired, and it's something that we need to move forward with in 2026 in January.
- **Pool Furniture:**

Thomson: We need to replace two pool umbrellas, repair a couple, and order two new pool tables. The quote is \$1364. This will come from the Pool Reserves

Motion to approve. 2nd, All Approved

- **Ratify Emergency Electrical Pedestal**

Curry: We have two emergency pedestal replacement invoices, previously pre-approved for emergency repairs. Initial approvals were obtained from one or more board members through email. They require ratification from the board to finalize the decisions. The first one is \$10,300 and the second is \$5400.

Motion to Approve Both, 2nd. All Approved.

- **Shuffle Court Screen**

Thompson: The Shuffleboard Committee is looking at a new silk-screened Screen for the shuffleboard court. This is a budget item, so we will be discussing it at the budget meeting tomorrow, the price is \$4100.00

- **Spectrum Internet Contract**

Finley-Donohue: Contract is back with the Lawyers to be reviewed. Looking to get it back soon so we can sign it and move forward

It is a 5-year contract. We are going up from the Spectrum Select package to the Spectrum Plus package. That gives us a few more local sports stations and ESPN stations.

We will be receiving a one-time, \$200 door fee for a total of 53,000 check from Spectrum.

The monthly rate will be \$48.61 per unit, plus taxes, and then that will not increase until 2028. At that time a 5% increase can be expected.

- **Management Contract**

Thomson: Two companies, Ameritech and Harbeck Hospitality, were considered for management contracts after soliciting proposals and conducting interviews. The committee recommends renewing with Ameritech due to the need for continuity despite some dissatisfaction with leadership and communication issues. Both companies offer similar services including a Cinc system for residents and the board, with negotiated contracts available for one to three years without price increases.

- **Company backgrounds and fees:** Ameritech has 25 years in business and 19 years with Stonehedge, charging \$2,120/month; Harbeck is a fast-growing company charging \$2,600/month.
- **Contract terms:** Both companies offer 1-, 2-, or 3-year contracts with no price increases, subject to board decision.

- **Concerns with Ameritech:** Board disappointed with Ameritech's leadership transition, communication, and training; perceived complacency due to long-term relationship.
- **Positive service features:** Both companies have strong IT support, dedicated staff, video storage, budgeting assistance, tax preparation, and offer the Cinc system for residents and board.
- **Staffing differences:** Ameritech provides an on-site manager with a portfolio manager; Harbeck provides a full-time administrative assistant plus portfolio manager.
- **Committee recommendation:** Re-sign with Ameritech for continuity, keep current on-site manager Lisa with additional training, consider replacing portfolio manager and/or maintenance staff to improve service. Board members suggest a one-year contract with options for extension, pending lawyer approval.
- Comments and concerns were heard from residents.

Thompson: I make a strong recommendation that we move forward with a one-year contract with the ability to go to a second and third-year contract with no price increase and discuss the changes after the meeting with Mike Perez.

Ellingson: I make a motion to say we accept a one-year contract with Ameritech with the option for the next one or two years at no price increase and work out any changes our Lawyer makes with Ameritech.
Horaney 2nd.

Vote: Thomson, Ellingson, Horaney, Curvin, Huffman, Rice Vote Yes.
Finley-Donohue, Williams, Tudor Vote No

Motion Approved 6-3

Williams: We need to talk about the architectural review process, and residents that don't use it, and instituting a \$500 fine for not using it.

Motion :We institute a \$500 fine for people that do construction without following the Architectural Review Process.

Motion 2nd, All Approved.

Williams: One more regarding Unit 16.I Make a Motion that we discuss with our attorneys as to what steps we can take, with the idea of making the necessary repairs so that it's brought up to community standards, putting a lien against the house, and fining them.

Motion 2nd

Motion Approved by All.

Tudor: I want to remind the board, since we are looking at replacement of electric pedestals and water meters, we need to do two things. One, we need to budget the remaining replacement over some period of time frame. The other is, we also need to include them in the next reserve study, because they have a lifespan of 15-year for the water meter, 20-year for the gang electrical meters.

Open floor Comments & Concerns: None at this time

Announcement: None

Adjourn: A motion was made and seconded to adjourn the meeting at 10:48am.

Jean Finley-Donohue, Secretary