

STONEHEDGE RESIDENTS INCORPORATED (SRI)

SRI BOARD AGENDA MEETING

September 5, 2025, Agenda Meeting was called to order at 9:02 am. Cliff Thomson presided.

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

Agenda

Review of Architectural Applications

Huffman: We have three applications for review:

Unit 73: Shed extension within standards

Huffman motion to Approve, Motion 2nd, All Approved

Unit 89: Shed extension within standards, but construction was completed without formal approval.

Tudor Motion to Approve, with a letter to Unit 89's owner warning about the importance of following the architectural review process.

Motion 2nd, Rice abstained, Ellingson, Curvin, Finley-Donohue, Horaney, Huffman, Tudor, Williams Approved

Also noted to review at Board Meeting and potentially update their architectural policy to include consequences for unauthorized construction including \$500 fine for unauthorized construction.

Unit 206: Request to paint trim a deep purple color.

Williams Motion to not approve of the color and instruct the resident to choose a softer shade that aligns better with the park's existing color palette. Motion 2nd All Approved

General Discussion:

Thomson: We have several ongoing project,

- Reserve study that is 85% complete.
- Paving is complete pending resealing.
- Repaired leaking roof in storage area. Recommend Roof committee meet in near future.
- 2026 Budget preparation is under way

- Spectrum contract is up for renewal. The new 5 year contract with our lawyers and will be reviewed at the Board meeting.
- Curry has reviewed all Insurance policies making sure they are up to date.
- Awaiting a response from the city about bringing in a mosquito control truck
- Ameritech contract is up for renewal. We received 5 proposals for Management contracts, narrowing it down to two companies, Ameritech and Harbeck.
- Gus Ayers will be resigning as Beacon editor, we have two interested candidates.

Rice: I would like a status on the Water Meter issues

Curry: 100 Units not sending, need to look at why, it is \$270 to replace each sending unit. And our monthly fee goes away. We have saved approx \$20,000.00 by using these meters.

Huffman: I have discussed a HOA Capital Contribution fee of \$300 or \$500 for new members buying into the club. This would go directly to a capital development fund. Still in discussion on how it would work.

Huffman: Can we have an update on unit 16?

Curry: Just spoke with the owner today, he is driving down to take care of all the violations. If this does not happen we do have the authority to make repairs and charge the costs back to the owner.

A motion was made and seconded to adjourn the meeting at 9:48 am.

Jean Finley-Donohue, Secretary