

STONEFIELD VILLAGE HOMEOWNERS ASSOCIATION
Minutes of General Membership Meeting of April 21, 2021
Held via Video/Tele Conference

Call to Order:

- Called to order at 6:32 PM by Casey Clark.

Attendance / Quorum:

- Directors Steve Oakden & Ryan Somerville were in attendance, 5 proxy letters, and 14 owners present. Casey and Asillin Clark, Heather Gillespie, and Stevie Gillespie were present, representing Alliance Property Management.

Agenda & Minutes:

- The agenda for the meeting was presented and approved on a motion by Ryan Somerville and seconded by Dave Mitchell. Agenda approved by a unanimous vote.
- A motion to adopt the meeting notice was made by Ryan Somerville a second from Michelle Wilson and approved by a unanimous vote.
- Minutes of February 12th, 2020 meeting were approved on a motion by Beth Hepworth and seconded by Michelle Wilson, approved by a unanimous vote.

Manager Report:

- Alliance reviewed that the board, Alliance and legal have been working on modifying the governing documents. This was delayed over the last year due to Covid restrictions. Alliance encouraged all residents to watch for this in the upcoming year and encouraged all residents to vote on these when they are presented.
- The association adjusted the board meetings last year due to Covid 19 and began meeting via video/tele conference.
- Alliance reported that it was discovered that some of the residents on the property on 1850 N. are paying for some of the association's common area irrigation on their residential meters. A resolution has been prepared and will be distributed in the next few weeks detailing how the association will reimburse these residents for this.
- The board chose to go with a new landscape provider last year to decrease expenses.
- A motion to approve the manager's report from Michelle Wilson and seconded by Beth Hepworth.

Budget / Financials:

- Alliance Property Management presented the 2021 budget and a monthly assessment breakdown.
- The reserve study summary was presented and reviewed; current association reserves are about \$91,000. Per the reserve study a fully funded reserve would be \$113,700 by year end.
- Financials approved on a motion from Michelle Wilson, a second from Ryan Somerville, and approved by a unanimous vote.

Member Owner Questions:

- Michelle Wilson is concerned about the drainage issues on the property and is concerned she may have a sprinkler line broken that floods her crawl space. Alliance discussed that the property has very poor drainage throughout along with a natural spring that runs through the property. The association has and continues to work to improve this where feasible.
- Maintenance requests should be submitted to Alliance.
- Beth Hepworth thanked Alliance the board for their hard work and timely responsiveness.
- Dave Mitchell suggested that the landscaper change some of the sprinkler nozzles to lower flow nozzles to help with the drainage issues on the property.

Election:

- Alliance introduced the current board members and thanked them for their service. The board member responsibilities and the meeting obligations were discussed.
- There are 3 board positions currently up for nomination this year, a 1-, 2-, & 3-year term position.
- Dave Mitchell nominated Ryan Somerville who accepted the nomination, Beth Hepworth nominated Steve Oakden who accepted the nomination, and Michelle Wilson nominated Beth Hepworth who accepted the nomination.
- Dave Mitchell motioned to accept the 3 nominations as the new board with a second from Michelle Wilson and approved by a unanimous vote.

Adjourn:

- Michelle Wilson motioned to adjourn the meeting and Ryan Somerville seconded the motion, adjourned at 7:19 PM.