



Meeting Minutes
June 19, 2017

BOARD MEMBERS PRESENT: John Andesilich, President
Kathy Juergens, Secretary
Lauren Ukman, Treasurer

SMG REPRESENTATIVES: Keren Calder, Regional Director
Senior Community Manager

LOCATION: Corporate Parkway Library

OTHERS: Five Homeowners
One Stone Crest Trustee

Call to Order

Board President, John Andesilich called the meeting to order at 6:00 p.m.

Financial Report

Keren presented the financial report for May31, 2017.

Administrative Report – Action/Informational Items for Board

Reliance Bank – Established two new CD's at the Wentzville Branch. Goal is to stagger CD's so that every 6 months the Board will have \$50,000 that can be used if needed.

Concrete repairs – due to extensive landscaping projects and drainage projects to be completed this year, concrete repairs will be deferred to next year.

Tree maintenance/additional lawn/landscape work/grading of property – Natural Lawn and Landscape has begun tree trimming. John made a motion to accept Quotation #356 for tree trimming and dead tree removal (\$3,800) and to accept Quotation #359, which includes additional landscape removal/replacement, splash blocks, replacement of downspout gutters, creation of swales and dirt/seed/straw placement from Natural Lawn and Landscape. The motion was seconded by Kathy and approved by a voice vote of 3-0.

Also included in Quotation #356 is grading work to be performed at building 136-140 in the amount of \$6,840. John renegotiated that portion of the quote and the revised quote is \$6,440. John made a motion to accept the revised Quotation #356 for drainage work at building 136-140. The motion was seconded by Kathy and passed by a voice vote of 3-0.

Several evergreen bushes will be removed and replaced. Kathy asked that Keren notify those affected owners of the need to water the newly planted bushes at their unit.

Insurance renewal – Discussed insurance renewal – due the end of July. The Board will be obtaining three different quotes to review.

Trash can enforcement – Discussed the ongoing issue of trash cans being continually left outside. Courtesy letters will be mailed out first to violators. If after 10 days, the trash cans are still in violation, a violation letter will be mailed. The fine schedule is as follows:

\$50 first offense

\$75 second offense

\$100 for each subsequent violation of the same violation

Pet cleanup – Discussed problem with pet owners not cleaning up after pets. Will discuss further at the next meeting.

Painting and shutter status – Painter is to submit an itemized partial billing for work completed. He is making progress on shutters and is still working on painting trim around the front doors and garage door trim. The painter also does power washing and the Board will consider this when the painting is completed.

Roof, siding repairs – Even though most of the damaged siding has been replaced, the Board will be doing another walk-through and make of list of additional siding repairs.

Website, new email for board – Homeshire website is up. Kathy pointed out that tonight's meeting was not posted on the website. Keren will make sure the calendar is posted. Homeowners can make suggestions on what they would like to see posted.

Amendment 20 – Amendment 20 removes from the Homeshire Declarations the phrase “except that no owner may erect any fence or wall, or row of shrubs or trees to function as a fence” from Article 3.7. However, any additions/alterations must be approved by the Board. The Board, in conjunction with the Architectural Review Committee, will provide a standard as to what is acceptable. A 2/3 vote of all owners is required for passage. Kathy made a motion to accept Amendment 20 as written. John seconded the motion and it passed by a voice vote of 3-0. It was noted that Amendment 20 will not be mailed out for vote until Amendment 19, rental restrictions, is completed.

Committees – The Board has formed three advisory committees: Architectural Review, Landscape and Lawn and Community Relations. John explained his vision for each committee and owners were encouraged to join one of them.

Long range planning – The Board is working on a 2 year, 5 year and 10 year plan.

Open Forum

Matrix states doors are owner's responsibility but owner does not have choice of style or color. Declaration states that the Board has the authority to dictate style and color. Goal is to keep a uniform look throughout. Shutters and doors are the same color.

Roofs – Discussed remaining life of roofs and insurance coverage. Mike Patoka received a quote from Performance Roofing. Per to the verbal report that Mike received, there are no roofs that need to be replaced immediately. Keren will send Performance Roofing's

complete quote to the Board as they had not seen it. The homeowner at 150 stated she received an independent bid and she will email her report to Keren.

Adjournment – John made a motion to adjourn the meeting at 7:35 p.m. The motion was seconded by Kathy and passed by a voice vote of 3-0.