

Minutes from  
Stone Ridge Estates Annual Homeowners Meeting  
Nov 3, 2022  
6:30 pm at Tanner's Bar & Grill

AGENDA

- Budget Review: Our treasurer was ill so the president reviewed the budget information.
  - Revenue:
  - Fees: Fees will remain at \$125. There is money in our reserves for water system repairs and we continue to look at rock instead of mulch in our medians. It was noted that the rock would be a major cost. Also, there are a few additional billings we are waiting for.
  - Collections: We still have some homeowners with delinquent accounts. They are being handled via the management company and possibly placing liens on the property
  - Expenses: Are noted on the budget sheet.
- Tree Treatment:  
Continued replacement on common property; on-going. Will try for larger trees along Yankee Hill.

Maintenance concerns North of 27<sup>th</sup> and Grainger

Earlier this summer, our landscaper trimmed trees that were on the "non-private property/homeowner" side of the subdivision fencing – facilitate improved lawnmowing. The landscaper presently mows the lawn, cleans up debris, snow removal on sidewalks and trim community trees if required. Complaint from a homeowner that trees should not have been trimmed and will now become diseased. Requested HOA that additional trees be included in the area.

Board requested an independent survey to determine who the property belongs to --Board had been maintaining it as appeared to be "common" property". The survey determined that Lincoln Parks and Rec is actually responsible for maintaining. The board recently was informed that there is a form/ request (inter local agreement) that can be filed with Parks & Rec for any variance.

A Homeowner claimed that an arborist should review. A Board member noted that per a discussion with Campbells Nursery and determined trees are ok. In addition, Parks and Rec sent a letter to the board with their review; determined that the trees were ok. The Homeowner was informed that they can go the Parks and Rec if they want any trees replaced.

After additional discussion, one of the board members stated that with this issue, there are two options for resolution and going forward.

- a) HOA will **NO** longer support mowing the lawn, cleanup of debris, snow removal and common tree trimming. Homeowners will be responsible for calling the Parks and Rec for any of these services.
- b) HOA can complete the interlocal agreement for the following noted services: lawn mowing, debris clean up and snow removal. We **WILL NOT perform** tree maintenance. Individual homeowners will need to contact Park & Rec for this service.

Attending member proposed that the “option B” be approved. This option was also “seconded”. Option presented to all attending members for vote. Vote to approve this option was approved - no dissenting votes. With approval, the Board will move forward with the interlocal agreement with Parks and Rec.

Ash treatment will continue if deemed required by the city.

- Annual Garage Sale in Spring; Will be May 4 - 6
- Sprinkler system along Yankee Hill: Discussed the issue regarding replacing the sprinklers along Yankee Hill. Will pursue in the coming year.
- Elections: Dennis Cash announced he would step down from president – will remain as board member at large. Dennis nominated Mike Dinnel to become president. Requested addition nominations – no response. Mike was voted as president of the board. The other board members: Rhonda Ferneau retained as Vice Pres. Julie Schmidt retained as Treasurer. Diane Dinnel retained as Secretary. Also retain existing at large members – Dennis Cash, Dale Miller and Ken Sander.
- Drawing of gift cards: Walmart provided the gift cards
- Open Forum:
  - Board Mtg mins was requested to be available on our website.
  - Suggestion that the board have a meeting with the boards of the other subs in the area (i.e., O'Shea). There are a number of issues that can be discussed and then addressed to the city: homeless loitering on Granger (was noted that as long as the individual is on the sidewalk, probably no legal recourse), homeless using the bus stop for sleeping) large billboards that have recently been installed (on 27<sup>th</sup> by the First State Bank). Board noted that they will look into “No Loitering” sign in the Granger medium since we maintain it. Noted that though Walmart owns the back property to our subdivision, they are not allowed to trim the brush due to a wetland ordinance.
  - Homeowner on 26<sup>th</sup> was concerned with the height of the “subdivision” fence in their backyard. Concern is that there is a “dip” in the property outside the fence that affects a few homes. This means that anyone working on the sidewalk can see over the fence and into the homeowner’s backyard. Very concerned regarding privacy. A homeowner who has lived in the sub since 2004 noted that 27<sup>th</sup> had a drip which our property followed. When 27<sup>th</sup> was widened and redone, that “dip” was leveled out. This is why 27<sup>th</sup> and the sidewalk are now higher. Homeowner asked if an extension can be added to the fence. This is a city issue, not the subdivision.

- Homeowner noted a home on Katrina that was recently sold appears to be a “Vrbo” home. The Board will look into the public property information once an address is verified.

Meeting adjourned approximately at 8:30 pm

Submitted by:

Diane Dinnel

Board Secretary