

ESTATES AT STONE OAK HOMEOWNERS ASSOCIATION

December 31, 2020

Dear Homeowner:

The Annual Meeting of the Estates at Stone Oak Homeowners Association will be held on Thursday, January 28th at 6:30 pm via Zoom. The full annual meeting packet can be found at the Stonegate Property Management website at www.spmhoa.com. Click on Owner Resources, Association Notices then click on Estates at Stone Oak. The link for the meeting itself will be posted a few days before the meeting. You may join with your computer or telephone.

Please make plans to attend to see what's new in your community!

The Estates at Stone Oak HOA Board of Trustees

AGENDA

- I. Call to Order: 6:30 p.m.
- II. Welcome and Introduction:
- III. Attendance:
- IV. Proof of Notice: Notice of the meeting was mailed to each member of record on December 31, 2020.
- V. Election: Three homeowners will be elected to serve 1 year terms.
- VI. Reports:
 - A. Homeowner Board Member
- VII. Old Business:
- VIII. New Business:
- IX. Adjournment:

Stonegate Property Management, Inc.
431 Ohio Pike, Suite 210
Cincinnati, OH 45255
Phone 513-528-3990 Fax 513-528-5105

PROXY INFORMATION

If you are unable to attend the meeting, you can participate by exercising your vote of proxy in one of two ways as follows:

1. You may appoint someone to vote as your agent. Simply place the name of your agent in the space provided. Your agent will receive a ballot at the meeting and vote for you at that time.
2. Select to abstain. Simply write "Abstain" in the space provided. This will indicate that you wish to abstain from voting, but will contribute to the establishment of a quorum needed to elect Board Members.

PLEASE RETURN ALL COMPLETED PROXIES TO:

STONEGATE PROPERTY MANAGEMENT, INC.
 431 Ohio Pike, Suite 210
 Cincinnati, OH 45255
 Fax 513-528-5105

Proxies sent to the management company must be received by 5:00 PM on January 28, 2021.

**ESTATES AT STONE OAK HOMEOWNERS ASSOCIATION
 ANNUAL MEETING OF THE MEMBERSHIP
 PROXY**

Date: _____

I, the undersigned Homeowner, represent that I am unable to attend the Annual Meeting of the Association on January 28, 2021 and hereby appoint:

_____ as an agent, in my name, place and stead,
 to vote on my behalf as he/she sees fit on all business that may come before the meeting.

Name (please print)

Signature of homeowner

Address

Date

**IT IS IMPERATIVE TO RETURN YOUR PROXY IF YOU CANNOT ATTEND.
 THE MEETING CANNOT BE HELD IF A QUORUM IS NOT ESTABLISHED.**

**ESTATES OF STONE OAK HOMEOWNERS ASSOCIATION
2020 ANNUAL MEETING
HELD JANUARY 9, 2020 AT THE UNION TOWNSHIP CIVIC CENTER**

Call to Order: Ms. Fay called the meeting to order at 6:33 pm.

Welcome and Introductions: Ms. Fay welcomed the homeowners and thanked them for attending. The Board members then introduced themselves.

Attendance: Board members included Chad Fangman, David Richey and Jason Tackett. Nancy Fay represented Stonegate Property Management, Inc.

Proof of Notice: Ms. Fay confirmed that the notice of the meeting was mailed to all members of record on December 16, 2019.

Reports:

As of January 6, the Operating account balance was \$4,780.11 and the Reserve account balance was \$10,735.24. The Operating account is for day to day expenses such as landscape maintenance, insurance, utilities, etc. The Reserve account for the capital items such as entry wall repair/replacement, large irrigation repairs, etc.

The Board is pleased to announce that there are no delinquent accounts.

The Board contracted with Edge2Edge Landscaping for the 2018 season and has been pleased with their work. A new fixed rate contract was signed to partner with them through 2022.

The Board cannot control the construction at the entry, as work is being done by the County in an easement. The work is to be completed in the spring. A turn lane is being installed. Rather than hauling the dirt away, a resident asked if the dirt could be left onsite to fill in the berm.

After years of saving, the Board was able to authorize repair work to be done on the entry wall. Multiple bids were gathered, and the contract was awarded to DJ Stone and has a 10-year warranty.

Edge2Edge has been asked to submit a proposal for a landscape enhancement for the entry. The bushes are overgrown due to their age and can no longer be pruned back to make them look nice. The Board would like to have the work done this spring. In coordination with the landscape project, the Board would also like to address the entry lights.

The management company tours the community on a monthly basis. Violation letters are sent to owners, if necessary. If you have questions about the governing documents, please contact Stonegate Property Management, Inc. for clarification.

The management company has not been able to find recorded By-Laws for the association. The attorney searched and could not find them either. It does not appear that By-Laws were ever created for the community, but it is not a requirement. If

there are no By-Laws, then the provisions of ORC Chapter 5312 and 1702 govern. If the community wants to adopt By-Laws, the attorney can draft a set for around \$600.

A letter was sent to Jeff Wyler asking them to refrain from driving through the community. The vehicles are speeding and creating concern.

Jason Tackett mentioned that Edge2Edge offers a 10% discount to homeowners.

A resident asked if actual financials could be provided for the 2021 annual meeting.

2020 Contractors include:

- Stonegate Property Management – property management
- Edge2edge Lawn Solutions – landscape maintenance
- Dawson & Company – prepares the tax return
- State Farm – provides insurance

Old Business: None.

New Business:

A resident voiced concern about vehicles parking on both sides of the street. He said it is difficult to get through.

It was suggested that the Board ask the residents to remove vehicles from the street during snow events so the roads can be properly cleared.

SPM will create a newsletter:

- Is there interest in starting a Neighborhood Watch? If so, please contact SPM.
- Board members
- Parking during snow events
- Unlocked vehicles throughout the community had items stolen from them
- Parking on both sides of the street
- Ask for email addresses so information can be distributed electronically for free

Election:

This evening, 3 board members need to be elected. Board members review the monthly financial reports, they review Improvement Applications, award contracts and make decisions for the Association. The terms are for 1 year.

Chad nominated himself
Jason nominated himself
David nominated himself

By a vote of acclamation, all 3 were elected to serve 1-year terms on the Board.

Adjournment: With no further business, the meeting was adjourned at 7:22 pm.

Organizational Meeting: Called to order at 7:23 pm.

The following Board positions were determined:

Chad Fangman ~ President
Jason Tackett ~ Treasurer
David Richey ~ Vice President

Adjournment: With no further business, the meeting was adjourned at 7:25 pm.