

STONEGATE HOMEOWNERS ASSOCIATION ANNUAL MEETING MINUTES

Date: November 15, 2016

Location: 9 Granite Ridge Road, Cape Elizabeth, ME 04107

Present: Sheila Pinette, Lisa Stevens, Jane Bozek, Trish Brigham, Mayer/Sprung, Trachimowicz, Dalzell, Lang, Culkin, Lamb, Hankinson, Shor, Stamieszkin, Hinett.

Present by Proxy: MacDonald, Gordon, Brogan, Brakeley, Shur, Bothelo, Dobieski, Barrett, Weatherbie, LaChance, Lipez/Reichl, Hughes, Sullivan, Haydar, Wilson, Bagsasarian, Bass, Landes, Harkavy, Agrodnia, McGoldrick, Corey, Walsh.

1. The meeting was called to order at 7:10 pm by SHA President, Sheila Pinette. Introductions of the board members and homeowners present were made.
2. Accomplishments of the year were discussed by President, Sheila Pinette.
 - The newly established Welcoming Committee was very busy this past year due to many new families moving into the neighborhood. Sheila Pinette introduced herself to each new neighbor and welcomed them to the neighborhood.
 - SHA has a PO Box at the IGA in town. Association mail is now going to one PO Box location rather than individual board members personal mailboxes. Stonegateincape.com website is up and running. Homeowners can access HOA bylaws as well as meeting minutes. Homes for sale can also be put up on the website where a link will direct prospective buyers directly to the realtor website.
 - Treasurer, Lisa Stevens has filed all the back tax returns (1120H) for the SHA making us up to date.
 - Landscaping at both Stonegate Road entrances were pruned and cleaned up over the summer and have

improved visibility greatly. Bids were taken from several companies for landscaping/maintenance of the common areas and the board has signed up with Maxwells (contract amount \$6,665) for the upcoming season. The sea grass & hostas that were donated for the North entrance survived the tough summer. Thanks to Nick Bozek for the clean up/planting work done at both Stonegate entrances.

- Sheila's mini "newsletter" sent to homeowners addressed ongoing issues in the neighborhood; picking up after your dogs, children playing in the middle of the roads & excessive speed.

3. Treasurer's report – Lisa Stevens

- Prior to reporting on the budget, Lisa Stevens addressed the SHA StonegateinCape website. The 2016 budget allowed \$300 to get the site up and running through GoDaddy.com. Tim Trachimowicz has volunteered to take over as webmaster and will look into cheaper options.
- 100% of all homeowner association fees (including past due) were paid.
- The projected 2016 cash balance (once all invoices are paid) in the bank at the year-end is \$9,096.27.

Discussion/comments

- At what point do we decide to lower the SHA dues? How much money should be kept in the bank? Fees were increased to \$175 a few years ago due to expected landscaping repairs at the South Stonegate entrance. Due to construction. Fees have stayed at \$175.
- Who pays for diseased trees to be taken down? Mike Duddy (CE town arborist) walked the neighborhood with Sheila Pinette to look at diseased trees and determined that the town is not responsible for tree removal. The three large diseased trees on Rock Crest are not a safety risk at this point. Davey's Tree has been asked for an estimate.
- What is the difference between landscaping & groundkeeping? Landscaping is the contracted work done by Maxwells (mowing, mulching, etc) and groundkeeping is any work we have done that is above and beyond our Maxwell contract.

- Should additional money be budgeted for welcome gifts, block party & holiday party. All agreed to leave as donation only.

Motion was made to maintain dues at \$175 per homeowner.
Motion was approved by all in attendance.

Motion was made to approve the 2017 budget.
Motion was approved by all in attendance.

4. Election of Vice President – Jane Bozek

- Laurie Sprung has volunteered to be a co Vice President with current VP Trish Brigham and share the duties. The Vice President is a voting member of the SHA board. Trish Brigham has nominated Laurie Sprung to be the voting member and Trish will be the consulting member.

Motion was made to nominate Laurie Sprung as Vice President.

Motion was approved by all in attendance.

Miscellaneous items for discussion & information only:

- Should we open the website for contractors advertisements?
- Hemlock Wooley Adgelieus. Hemlock trees are the only trees affected by this parasite. There is a 5-7 year timeframe for the trees to die off. It is up to the homeowner – take them down or ignore them. If it's not a safety issue, it is the homeowner's choice. The town policy is that chemical treatments are not cost effective because they are frequent and costly while not always effective.
- Dog defecation. Should more be done to address the issue? Sheila Pinette has reminded homeowners to pick up after their pets in her mini newsletter.
- Mailboxes. Is there any recommended mailbox/post? SHA recommends granite post with a black box, white post with a black box or white post with a white box. At a minimum, mailboxes should be well maintained.

- Kids playing in roadways and ignoring drivers. Speed signs are posted in the neighborhood. Sheila Pinette has sent multiple newsletters on this issue in response to homeowner concerns. Children need to move to the side of the road when throughway traffic approaches. These are town roads and many others travel through our community. We are trying to make sure our children are safe!
- Vacant properties/rentals/seasonal homeowners/maintenance. Sheila Pinette emailed owners of properties that are not being maintained and the issues were addressed.
- Neighborhood holiday party is planned for December 17th from 4-7pm at the Upton's-15 Rock Crest Drive.
- We have a new Facebook page, Stonegate in Cape. The page will be a closed group only open to homeowners in Stonegate and will be used for information, comments, advice, etc.

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Meeting was adjourned at 8:00pm.