

STONEGATE HOMEOWNERS ASSOCIATION ANNUAL MEETING
MINUTES - 2017

Date: November 14, 2017

Location: 9 Granite Ridge Road, Cape Elizabeth, ME 04107
Stonegate Homeowners Association President

Present: Sheila Pinette, Lisa Stevens, Jane Bozek, Laurie Sprung, Bill Mayer, Jill Palmore, Tim Trachimowicz, Jeri Sides, Jan Maxim, Amy Hinett, Rachel Stamieszkin

Present by Proxy: Agrodnina, Bagdasarian, Binder, Bothelo, Brakeley, Brigham, Burke, Dew, Dobieski, Esch/Levanos, Garand/Dalzell, Gordon, Hankinson, Harkavy, Haydar, Hughes, Lachance/Gittinger, Lamb, Landes, McCarley/Carr, Mitchell/Wood, Negele, Palma, Pezzullo, Raffio/Lang, Rosen, Suacier, Sewell, Sullivan, Tomassoni, Upton, Walsh, Wilson

1. The meeting was called to order at 7:30PM
SHA President, Sheila Pinette.
Introductions by the board members and homeowners present were made.
2. Accomplishments of the year were discussed.
President, Sheila Pinette.
 - Good to see many new families with young children in the neighborhood. All seem to be playing safely in the roadways and yielding to the traffic. Some youth are demonstrating leadership on this.
 - 100% of dues were paid last year.
 - Only one home for sale remaining in the neighborhood.
 - Dogs defecating on lawns/flower beds, "poop bags" being left behind still an issue. Please remember to pick up after your pet and properly dispose of "poop bags".
 - Winter Moths are an ongoing issue not only in the Stonegate neighborhood but throughout Cape Elizabeth. Treatment is homeowners responsibility.

More treatment information can be found at:

- www.capeelizabeth.com Click on Services/Utilities/Tree Maintenance
- www.capelandtrust.org Click on *Save Cape's Trees from Winter Moth*.
- You may contact Town Arborist at todd.robbins@blackpointcorporation.com or cell #207-756-4113
- Ongoing issues with Hemlock Wooley Adgelius which only targets Hemlock trees. It is up to the Homeowner to treat trees on their property. The recommendation is to prune up one layer above the damaged branches. More information can be found at www.maine.gov.
- Laurie Sprung gave an update on the three neighborhood parties from the past year. Looking for a neighbor interested in hosting a casual holiday get together this year.

3. Treasurer's report – Lisa Stevens

- Spending on par with what was voted on last year. Stonegate HOA ended the year with \$10,629.14 balance.
- Stonegate south entrance sign was down due to the recent storm. Town has repaired sign at south entrance at no cost.
- HOA may need to spend money on entrance lighting as it haven't been serviced in over a year
- Legal fees to dismiss a property lien: update \$159.00 from Association law firm.

Discussion/comments

- Landscaping budget concerns. Weeding costs will be bundled instead of being charged per individual occurrence. This expense is only for common areas.
- Rachel Stamieszkin requested resources allocated for treatment of invasive plant species. Japanese knotweed, Oriental bittersweet & Poison Ivy.
 - Treatment of common areas only, HOA can't designate money for individual property treatment. Rachel Stamieszkin, a master gardener will organize & educate the HOA re: Invasives.

Motion to approve \$200 for Rachel Stamieszkin to treat & educate HOA on invasives for common areas and part of community service.

Motion was approved by all in attendance.

- Discussion on keeping HOA dues at \$175 per year and all agreed.

Motion was made to approve the 2018 budget.

Motion was approved by all in attendance.

4. Election of officers

- All officers agreed to continue in their positions
Sheila Pinette-President
Laurie Sprung-Vice President
Lisa Stevens-Treasurer
Jane Bozek-Secretary

Motion was made to approve officers.

Motion was approved by all in attendance.

Miscellaneous items for discussion & information only:

- Go Daddy annual fee of \$250 is coming up for renewal.
Pros & cons of renewing.
 - Officers each have dedicated email on the stonegateincape website.
 - Stonegateincape website contains contact information, by-laws, meeting minutes, information on homes for sale. Lisa Stevens has redesigned website and update will be available soon.
- Discussion ensued regarding update of the HOA by laws so they can be scanned and put up as a PDF on the website. Sheila Pinette contacted the Stonegate HOA attorney Mr. Mike Vallencourt, Esq. to discuss updating the bylaws. Mr. Vaillancourt suggested we leave the bylaw covenants as is in the original format.

Amendments can be made if needed. As with any legal document, they should remain in original format. No reason to change as it would open it up for mistakes to be made. Original HOA bylaws are kept at the law firm of Ainsworth, Thelin & Raftice, P.A..

- Stonegate Facebook page is still open to homeowners only. Send a request on Facebook at stonegateincapex. New app Nextdoor.com is being researched as a neighborhood tool as well.
- Safety improvements needed. Please educate your children regarding road safety. Children shoot out of driveways without looking first. Please make sure your teen drivers are driving safely on the roads.
- Community activity. Bring back neighbor to neighbor events. Look out for your neighbors, especially during storms.
- Residents are asked to clear landscaping away from large green electrical boxes near the street. That is owners responsibility. Landscaping can grow into cables and impact internet performance.
- Maintain your mailboxes. We encourage large black or white mailboxes with wooden or granite post.

Meeting was adjourned at 8:40PM.