

STONEGATE HOMEOWNERS ASSOCIATION ANNUAL MEETING
MINUTES - 2018

Date: November 13, 2018

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

Present: Sheila Pinette, Lisa Stevens, Jane Bozek, Laurie Sprung, Mike Pinette, Joey Breton, Heather Nelson, Tim Dew, Katie Duffey, Heather Gerety, Joan Lang, Daryl Negele, Belinda Ney, Jill Palmore, Phil Saucier, Rachel Stamieszkin, Heather Corey, David Moyer, Diane & Steve Pappin, Rob McCarley, Amy Hinit

Present by Proxy: Bass, Burke Cooper, Neuger/Cordes, Sewall, Sullivan, Schmitz, Lipez, Landes, Russell, Agrodnia, Bagdasarian, Barrett, Binder, Borts, Dobieski, Gordon, Haydar, Hughes, Lachance/Gittinger, Lamb, MacDonald, Maxim, Palma, Sides, Trachimowicz, Upton, Wood/Mitchell, Brakeley, Brogan, Fitzgerald/Stier, Hankinson, Harkavy, Pezzullo, Rosen, Wilson

1. The meeting was called to order at 7:05PM
SHA President, Sheila Pinette.
Introductions by the board members and homeowners present were made.
2. 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.

3. Stonegate Entrance Lighting update-Laurie Sprung

- Laurie Sprung contacted John Veilux (Arch Lighting) and requested service to entrance lighting. Lighting at the North and South entrances was repaired last Friday. Burned out bulbs were replaced and lights adjusted.
- Laurie Sprung discussed with Mr. Veilux the cost of running additional wiring and adding lights on the side of the South entrance where there are no lights currently. Approximate cost would be \$1,500 to run wiring and an additional \$75 per light.
- Monthly electric cost would be minimal for any new lighting. HOA currently pays minimum fee to CMP (\$27). Major cost would be to run wiring and the installation of new hardware.
- Small lighting adjustment can be done by HOA (adjust position of lights if needed).
- Discussion regarding cost of proposed improvements and type of lighting to be installed. Tim Dew (50 Stonegate Road) offered to get a comparable quote for new wiring and lighting hardware (including LED) for comparison to quote from Arch Lighting.

Motion was made to get price quotes for electrical upgrades and send out to HOA members for approval.

Motion was approved by all in attendance.

4. Treasurer's report – Lisa Stevens

- 100% of homeowner dues were collected.
- Legal fees went over budget. Legal services were required to have a new amendment drafted and filed. New by-law amendment approved the use of wood like composite materials for trim, window casings and decking.
- Landscaping fees should be under budget moving forward now that some of the invasive species (bittersweet & Japanese knotweed) have been removed. Estimate of landscaping for upcoming year remain the same as last year.
- Homeowner dues will remain at \$175. \$11,750 will be collected once all neighbors pay their dues. \$10,000 is kept in reserve and currently Stonegate HOA has \$14,558.27.
- Discussion regarding re-writing of the Stonegate By-laws and Covenants in an up to date format. Sheila Pinette spoke with Mr. Mike Vaillancourt, Esq. (Stonegate HOA lawyer at Ainsworth, Thelin & Raftice, P.A.) regarding the cost of the work involved with the update. The fee would be \$150 (paralegal) per hour for approximately 3.5 hours.

Another option would be to have the documents typed up and sent to the Mr. Vaillancourt for review.

Phil Saucier (4 Gateledge Drive) offered to take the documents to his law firm and have them scanned and sent back to us for review. Scanning would eliminate typing errors. Original documents can be downloaded at www.stonegateincape.com.

All those in attendance agreed to have Mr. Saucier scan the documents and go from there.

- Winter decorations will be reused again this year. Volunteers wishing to help can contact Laurie Sprung.

Motion was made to approve the 2019 budget.

Motion was approved by all in attendance.

Miscellaneous items for discussion & information only:

- New amendment approving the use of composite materials for trim and decking can be found on Stonegate website at www.stonegateincape.com
- Metal roof usage. Comments have been sent to HOA President Sheila Pinette regarding the new home built at 27 Stonegate Road and the metal roof. Building plans were sent to Stonegate board for approval and the metal roof was drawn and in the home description. By-laws state that roofing should be of “all natural products”. Homes should be in a “regional traditional character”.
 - Comments were made regarding the use of metal roofing and how firefighters don’t like them because of difficulty in getting through in an emergency.
- New neighbors moving into Stonegate will want to change/modify their homes when they move in. Some points of discussion:
 - Are solar panels permitted? Yes.
 - Are cable dishes permitted? Yes but homeowner should avoid placing dish on the roof facing the street if possible.
 - Does the board need to approve all home improvements? If the homeowner requires a town permit for work being done then plans should be sent to the HOA board.
- Discussion regarding adding a new by-law amendment for each improvement (solar, dish, metal roof, etc). We don’t need to add any new amendment but should changes be at the discretion of the HOA board for approval. Try to keep the neighborhood in the style that it was built.
- Dog owners leaving “poop bags” in the neighborhood on lawns, driveways and in the road. Neighbors have offered free bags to encourage picking up after pets. Please remove bags.
- Holiday party. Many new neighbors and young children in the neighborhood. Anyone interested in organizing a neighborhood gathering to meet your neighbors? The event

can be a holiday party, end of school year, block party. If interested, please contact Sheila Pinette or Laurie Sprung.

- Winter moths are an ongoing issue not only in the Stonegate neighborhood but also throughout Cape Elizabeth. Treatment is homeowner's responsibility. Cape Elizabeth town website has a link to purchase banding kit. Amazon sells Tanglefoot, which is recommended by neighbors. Drillen Hardware has materials for tree banding. Treatment information can be found at www.capeelizabeth.com and www.capelandtrust.org.
- Hemlock Woolly Adelgid, which targets Hemlock trees. Treatment is homeowner's responsibility. The recommendation is to prune up one layer above the damaged branches and burn the pruned limbs. More information can be found at www.maine.gov

Meeting adjourned at 8:30PM