

MINUTES OF THE STOKESBERRY POA
ANNUAL MEETING
3/27/2024

1. The meeting was called to order at 12:09 p.m. and a quorum was established.
2. Those attending were; POA Members, Doug Simpson, Brian Crownover, Kristi Shohet, Lance Milligan, Jason Hawke, Sam Zenor, and Hootan Shariat, and Association Manager Rosemary DeMond.
3. Reading of the minutes from the 2023 meeting was waived by voice vote.
4. Unfinished Business:
 - a. Recycling is not being picked up. The POA decided last year to stop paying for recycling, so the recycling bin is redundant. Rosemary DeMond will call the appropriate service provider to have the bin removed and will make signs to put on the garbage enclosures for no dumping.
5. New Business:
 - a. The Manager's Report was given and is attached or available as requested.
 - b. Questions and additions include
 - i. Concerns over the restitution of the property since the Eagle Road work done in 2022/23. Doug Simpson will reach out to Meridian City and Rosemary DeMond with Barry Butterfield will reach out to The Village to try and get all the remaining issues resolved. These include the issues with the curbing after the sewer/water lines were repaired near the northeast part of the complex between buildings.
 - ii. Other concerns were raised about curbing damage from the snow plow this winter. Rosemary will call the contractor to discuss getting those repaired.
 - iii. Overnight Parking – a letter or notice will be sent to all owners to remind them that there is no overnight parking for personal vehicles. There are two vehicles that seem to have been abandoned at the south end of the parking lot. Rosemary DeMond will investigate and have them towed as necessary.
 - iv. 2023 financials included some concerns due to issues arising from the transfer from The Business Office to Rose Management as Association Manager. These will be corrected, and a current

Balance Sheet and Profit/Loss will be sent to all Board Members and others who attended the meeting.

- v. Parking Lot resealing, paving, and striping will need to be done in 2024. One quote was already received. Rosemary DeMond will request additional quotes and get it set up. This was approved by voice vote.
 - c. 2023 Financial Statements – concerns were voiced over the Undeposited Funds line item on the Balance Sheet. Rosemary DeMond explained that those were items that had been received and recorded but not deposited as of the date of the report.
 - d. The Budget vs. Actual Report shows we were \$13,761.35 over budget. That was in error. The correct amount was \$5708.35 – this was due to the concrete work done in May of 2023.
 - e. The 2024 Budget shows a loss of \$7,595.61. This is due to the projected cost of the Parking Lot Repairs. There is enough in our reserves to cover this and still have reserves. There is also \$12,044 in Sign Fees Held For Others (a reserve account for sign fees.) Permission to use some of this money for the parking lot was passed by voice vote.
 - f. Quotes for the Parking Lot repairs will be solicited, and a contract will be entered into to complete the work for no more than \$22,000 – passed by voice vote.
6. Election of Directors: it was moved and voted upon to retain all Board Directors as currently listed.
- a. President: Doug Simpson
 - b. Vice President: Brian Crownover
 - c. Secretary: Kristi Shohet
 - d. Treasurer: Hootan Shariat
7. The meeting was adjourned at 12:59 p.m.

Respectfully Submitted *Rosemary DeMond*
Rosemary DeMond, Association Manager