



MINUTES

Stones Crossing HOA Annual Meeting

Date: December 13, 2022. **Time:** 6:30 PM - 8:00PM at Wings Restaurant, 2049 Veterans Pkwy, Lafayette, IN

Meeting called by: Mark Jones, HOA Board President

Board Members: Mark Jones, Jeff French, August Konie, Bill Tripp **Guest:** Nikki Seymour

General Welcome – Mark Jones – HOA President

General Rules of the Annual HOA Meeting – August Konie, Vice President

The agenda will be read through and then elections will be held. All questions should be held until the end. 2-3 minutes to talk. 2-3 minutes for input /discussion. Also, this is not a place to file grievances against neighbors and legally we cannot address those here, but general questions are welcomed.

Call to Order: The meeting was called to order by Mark Jones at 7:00 PM with welcome remarks.

Roll Call and Determination of Quorum: Mark Jones, Jeff French, August Konie, and Bill Tripp were present. The meeting quorum was established by proxy due to Wea Development owning a large portion of the lots by virtue of the mail in ballots.

Adoption of Agenda: August Konie motioned to approve the agenda. Seconded by Jim Derf. Motion was approved.

Reading and Approval of the Minutes of the Previous Annual HOA Meeting (12/14/2021): Minutes were provided on every table for people to read at their leisure. A motion was made to approve the minutes by Bill Tripp. This was seconded by August Konie and the minutes were unanimously approved as distributed.

Reports of Officers

1. Treasurer. Jeff French

- a. Balance Sheet, Profit & Loss Statement

Total Income: \$33,714.88 (This comes from Assessments, Late Fees, Income from Developer)

Total Expenses: \$27,889.92

Net Income: \$5,824.96

First Merchant's Bank: \$2,929.16

Savings: \$16,001.15

Total: \$18,930.31

- b. Budget vs Actual for Fiscal Year 2022

Was not printed but if anyone would like a copy, they can request it.

- c. Adoption of the 2023 Annual Budget

The 2023 Annual Budget was requested to be looked over by all in attendance.

- A motion was made to approve the financial reports and 2023 budget by August Konie and seconded by Bill Tripp. All were and favor and motion was approved.

2. President. Mark Jones

- a. Assessment Invoices for 2023 will mailed in early January (by email if Homeowner Requests)

- Mailed by the end of the 2nd week of January and due by the 31st of January.
- Electronic payments for assessments will now be available but there will be a credit card fee.
- The \$120 annual fee will not go up although the budget will change.

- b. Requests from Title Companies (83 emails)

- Throughout the year correspondence is answered from all kinds of people. This year we received 83 emails from Title Companies.

- c. Home sales in Stones Crossing for 2021 (41)
 - Around 41 in 2022 (includes the sale of new and existing homes).
- d. Welcome Letters Mailed to New Homeowners (6)
 - There were not many letters sent out this year although this is something we would like to do more of in the future.

Reports of Committees

1. HOA Communications – Mark Jones
 - a. Notices Mailed to Residents re Annual Meeting (328 mailers) (RSVP 24)
 - b. Letters from Residents General Number (innumerable)
 - Anyone can use the website to reach the HOA Board if needed. www.stonescrossinghoa.com
2. Architectural Changes - Buildings, Fence, Pools, etc. August Konie
 - a. Requests Approved – Summary of Number and Type
 - About 30 requests were received for changes such as sheds, landscaping, yard maintenance, etc.
 - Any improvement to your property needs to come to the Board for approval such as changes to the front of the house, anything requiring a permit, elevation changes, or the building of any kind of structure.
 - Currently there are 4 sets of covenants that govern Stones Crossing for Sections 1,2,3 and 4 due to multiple developers taking ownership. This makes it really hard to maintain uniformity in our neighborhood. In the near future, we would really like to get one set of covenants for the whole neighborhood. This requires a homeowner vote for approval. Stay tuned for future discussion on this.
 - b. Requests Pending – None
 - c. Lighting Initiative – Section 4, Phase 4: Street lights have been ordered. (4)
3. Covenant Violations – Bill Tripp
 - a. Summary of Common Violations at type.
 - Most violations this year have been in regard to cars blocking sidewalks, trash left in view of the street, RVs and Boat trailers left out or cars left out overnight, and general home maintenance needed.
4. Bi-Annual Garage Sales – Summary Recap Jeff French
 - There will be two garage sales in 2023. One in the spring and one in the fall. If anyone is interested in helping, reach out and let Jeff know via the Stones Crossing website.

HOA Board of Directors Election – Mark Jones

Board of Directors Open Positions – 3 Year Terms (2)

- Elections are open to everyone, and anyone can run, but there are only 2 positions open.
- The election to the board happens tonight and then officers are elected at the first meeting of 2023.
- August is up for re-election. This is a 3-year term.
- Chad Myers is also running. This is also a 3-year term.
- 24 ballots were received. 24 votes for August Konie and 24 votes for Chad Myers.
- One name was written in: Jeremy Martin.

New Business

1. New Committees Updates – August Konie
 - We have tried to launch several committees, but we haven't had a lot of success. Committees include:
 - a. Welcoming Committee
 - b. Neighborhood Watch Committee
 - c. Common Trash Pick-Up Committee
 - d. Annual Block Party Committee
 - e. Community Blood Drive
 - f. Concord Roundabout Committee
 - These are all ideas the HOA have but they don't have enough manpower to do this on their own. Participation is needed by homeowners.
2. Concord Road Roundabout – August Konie
 - Everyone has on their table maps of the county's approved plan. We will lose two of our homes on Amethyst via imminent domain so that the roundabout can connect directly into Eppingham. The current entrance on Marcasite will be closed. Nothing is confirmed about what will be built. It is believed in part there will be duplex condos (271 units), as well as a strip mall based on reports in the newspaper.

- It would be great if notices regarding this type of thing could be posted to the website or people could sign up for email alerts to stay informed about things going on in our neighborhood.

3. Marcasite Closure – August Konie

- Due to the incoming roundabout, the neighborhood entrance on Marcasite will be closed.
- What the HOA is trying to negotiate with the county regarding this area is to have the area deeded back to the HOA as common grounds so that we can add a green space / basketball court / playground. However, even if this does get deeded back to us, we may have complaints from homeowners regarding noise or safety issues so there is still a lot to be considered. These are just ideas. There are lots of possibilities.
- If you have any input on how you would like this space to be used, please send the HOA an email.

4. Lawn Care Contracts for 2023 – August Konie

a. Bids will be accepted up to February 14, 2022

- Our existing lawn care company is going out of business. Bids are open. Companies submitting bids should be bonded and insured. We would like it to include mowing, fertilizing, herbicide, and landscaping / cleanup.
- Bids can be submitted through the website at www.stonescrossinghoa.com.

5. Neighborhood Concerns and General Questions and Answers. – August Konie

Jeremy Martin – It would be great to use the Stone’s Crossing Facebook page to help communicate of important things going on in the neighborhood.

- NextDoor is also a great tool to use for neighborhood news.

Bill Jaffe – Can we go with more online stuff where we can send emails out to homeowners. Even meetings and voting can be done online. Maps and information regarding the roundabout, etc. could be posted or emailed online. Even the welcome letters could be sent via email.

- Maintaining the list of emails can take a lot of time and a lot of people don’t want to share this email.
- The HOA will look into utilizing an online tool to better communicate. Perhaps Facebook, Nextdoor, or the Website.
- The covenants dictate that everyone must be contacted about certain things via postal mail.

Joy Jarvis – How can we create a committee to change the covenants?

- First, we need to contact our attorney. It will be less money if we will adopt for the whole neighborhood the covenants for Section 4. Because Section 4 is still in development, we can’t do anything until the building is complete. The developer currently has 10 votes for every one vote our homeowners have so our hands are a bit tied as long as the developer has the votes.

Chad Myers – Have we asked if the county would deed the Marcasite opening to Milakis and he could give us another lot in exchange where it doesn’t back up to Concord?

- It would be very unlikely.

John Hart – Are we getting a new sign for our neighborhood and is there any annexation talk?

- The county will put in a new entrance sign for us.
- We expect to be annexed within the next 3 years, but this is just speculation, and nothing is solid.

Terri Seymour – Do we know why the county won’t allow us to have more than one entrance?

- No. This is their decision based on traffic control. We even have tried to put speed bumps in but the county told us the state would need to set up a survey to see if we could be granted one. If we qualified, we can get one but if we or a homeowner puts one our ourselves, we would be responsible to pay for any damage to cars.

Megan Myers - Have far back from a stop sign does someone need to be parked?

- 10ft.

Jeremy Martin - How do we sign up for committees?

- If you want to join a committee, please email vicepresident@stonescrossinghoa.com or go to the website and fill out a form at www.stonescrossinghoa.com

John – It seems like we have trash pickup 5 days a week. How can we get less traffic?

- We’ve tried to form a committee to work on this. If we do get annexed, this problem would be solved with common city trash pickup on 1 day a week.

Chad Myers – I asked if we could get an Amethyst Dr. sign with Amethyst Place and Amethyst Court signs

- This would be an excellent discussion for a Roundabout Committee to discuss all the things related to the creation of the roundabout.

Question – The budget was approved but there is \$5,300 missing from the assessment. If we have \$120 from every home in the neighborhood we should have \$5,300 more to work with.

- The answer is that not everybody pays. These are the dues we discussed that are often paid at closing. If a homeowner doesn't pay then we get the money at closing when the home is sold. The budget, however, is based on reality so we don't plan to spend money we know we won't receive.

Call for Adjournment Approximately 8:30pm

A motion was made by Mark Jones to adjourn. Seconded by August Konie. Meeting adjourned.

Next Meeting – HOA Board of Directors, Tuesday, January 10, 2023, at 6:30 PM at Wings, etc.