



# MINUTES

## Stones Crossing HOA Annual Meeting

**Date:** December 13, 2023. **Time:** 7:00 PM at Innovation Church, 2502 Mondavi Blvd, Lafayette, IN 47909.

**Meeting called by:** Mark Jones, HOA Board President

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

### General Welcome – Mark Jones – HOA President

**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.

**Adoption of Agenda:** August Konie motioned to approve the agenda. Seconded by Bill Tripp. Motion was approved.

**Reading and Approval of the Minutes of the Previous Annual HOA Meeting (12/13/2022):** Minutes were provided at check-in for every resident. A motion was made to approve the minutes by Karen Coates. This was seconded by Chris Delp and the minutes were unanimously approved as distributed.

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

The agenda will be read through and then elections will be held. A few positions were vacated on the board, so tonight we will vote for three nominees. There are three names listed on each ballot. These are people who submitted self-nomination forms to the HOA Board prior to tonight's meeting. Other candidates can step forward tonight as a write-in nomination. Each candidate gets three minutes to discuss why they would like to join the Stones Crossing Homeowners Association (SCHOA) Board. Those who are elected begin their terms in January. Terms are 3 years in length, but if an elected person steps in to fulfil a vacated term rather than an expired term, they will instead fulfil the remainder of the term. Tonight, we have a 3-year term, a 2-year term, and a 1-year term open.

Questions will be called for at the end of each report and should be kept to 2-3 minutes. If anyone has a complaint or question about a specific violation or homeowner, these legally cannot be addressed at this meeting. These things can be taken up directly with the board by emailing [board@stonescrossinghoa.com](mailto:board@stonescrossinghoa.com). While specific complaints cannot be addressed, general questions are welcomed. There will be a time for general Q/A at the end of the night.

**Q: Are SCHOA meetings open to the public?** For the privacy of homeowners, they are not open to the public. For homeowner privacy, certain board sessions are closed to general membership. Other board sessions, homeowners can attend but cannot participate. Board meetings are open to the membership, but the Board has the ability to enter into executive session to discuss delinquencies, covenant violations, and any potential or threatened litigation. Executive sessions are not open to the membership. At the open portion of the Board meetings, members are allowed to attend, but cannot participate unless allowed by the Board.

**Q: When do the terms for the remaining board members end?** The term for the President ends at the end of 2024. The term for the Vice President ends at the end of 2025.

**Q: Which positions on the board are open?** Treasurer, Secretary, and Member At-Large.

**Q: Will we get to vote for the positions?** No. Board members will be elected tonight by the homeowners. The board then chooses which board member will fill each position.

**Q: Why does the board get to pick the positions?** This is what is written in the by-laws. Officer titles are an allocation. Each board member holds equal voting power and authority. The position only represents what role the board member will play on the board.

## Reports of Officers

### 1. Treasurer. Read by Mark Jones.

- a. Balance Sheet, Profit & Loss Statement as of 12/12/2023 provided at check-in.
- b. First Merchants Bank Checking Account Balance is \$1,591.46.
- c. PayPal Balance is \$975.00.
- d. First Merchants Bank Savings Account Balance is \$20,002.89.
- e. Adoption of the 2024 Budget.

**Q: Why were attorney fees more than doubled?** We cannot speak to legal fees. We cannot speak to enforcement issues or private issues. There were associated costs with covenant enforcement we cannot speak to further. We also cannot speak to specific violations. These cannot be answered to protect the privacy of the homeowners.  
*Note: The 2023 Financial Statements show the legal fees for 2023 were less than half of 2022.*

**Q: What are the costs with the HOA Management line item?** This is a software the HOA uses for dispersal of covenant violations.

**Q: What is the line item for Utilities vs Electric? What are the other utilities?** Those are the same things. The only utilities we have are electric. There are no other utilities.

**Q: What are the costs associated with the Travel Mileage line item?** This is for reimbursement when board members travel for HOA purposes. For example: to go to the post office box to retrieve mail or send bulk mail, to go to the bank, and to go buy supplies, etc.

**Q: Does the board have plans for the money in reserve?** This money is kept on hand for emergencies. It is also kept for opportunities such as the boards desire to do something for the neighborhood with the land at the closed Marcasite exit.

- A motion was made to approve the financial reports and 2024 budget by Jeff French and seconded by Bill Tripp. All were in favor and the motion was approved.

### 2. President. Mark Jones

- a. Assessment Invoices for 2024 will be mailed in early January.
  - The assessment remains \$120/year. Remains the same since the creation of the HOA.
- b. Requests from Title Companies (**83** emails)
- c. Home sales in Stones Crossing for 2023 (**33**)

## Reports of Committees

### 1. HOA Communications

- a. Notices Mailed to Residents re Annual Meeting (**337**) (RSVP **24**)
  - RSVPs are helpful for us to know the capacity of the space needed for our meeting.
- b. Letters from Residents General Number (innumerable)
  - The board can be emailed at [board@stonescrossinghoa.com](mailto:board@stonescrossinghoa.com).

### 2. Architectural Changes - Buildings, Fence, Pools, etc.

- a. Requests Approved – 20 including sheds, fences, pergolas, etc.
- b. Requests Pending – None
- c. Lighting Initiative – Section 4, Phase 4: Street light installation.
  - This initiative is going slow, but the board has been trying to see this steadily accomplished. The board was pushing forward with the installation of lights in the sections being built, however, Majestic reached out to the board and said that they would like to handle it. The board has been asked not to install lights. Majestic is working at a slower pace with the lights than is desired. **The board can look into this and reach out again to Majestic.**

### 3. Covenant Violations

- a. Over 73 Covenant Violations were mailed.

### 4. Bi-Annual Garage Sales

- a. Looking at choosing a date in April.

### 5. Lawn Care Contracts for 2024

- a. Bids will be accepted up to February 13, 2024
- b. Bids that include fertilization and weeding are preferred.

## HOA Board of Directors Election

Board of Directors Open - 3 Positions: 1 year, 2 years, 3 years.

- **Candidate: Shawn Dulin** – Just moved here in August. Previously lived in Concord Ridge. Works at Primient. Has not been on a board before but has lived in Lafayette his whole life. Has a wife and 2 young kids. Interested because it seems like a good opportunity to see change and be a positive influence. My desire is to keep the neighborhood nice, looking good, and keep property values up.
- **Candidate: Rosemary Allen**– Has lived here 6 years. Retired and have lots of time. Enjoys her home and neighbors but thinks some changes can make SC better. Has skills in record keeping, office management, accounts payable and payroll. Believes transparency is required to build trust. Desires to balance neighborhood rules, homeowner needs, and common sense. Has worked with many personality types. Can listen to all sides, check facts, and come to decision for all. Will work with & for you.
- **Candidate: Trinity Anders-Roa** – Just moved here in April, but from Lafayette. Attended IU Kokomo college and works for Tippecanoe County services with juveniles at Cary Home. Willing to put in effort and time to participate on the board to make the neighborhood great.
- **Write-in Candidate: Gina Carloni** – Has lived here since 2015. Originally from New Jersey. Substitute teacher. Has a heart and knows right from wrong. Believes Stones Crossing should not only look desirable but should also be a desirable place to live with your neighbors. The negative publicity is deterring people from wanting to live in our neighborhood.
- **One vote per property is allowed.**
- **Election Results:** 1 ballot was unsigned and therefore invalid but did not affect the results.  
Shawn Dulin (30 votes), Rosemary Allen (33 votes), Trinity Anders-Roa (19 votes), Gina Carloni (10 votes)
  - Shawn Dulin, Rosemary Allen, and Trinity Anders-Roa were elected to the SCHOA board.

## New Business

### 1. New Committees Updates

- a. Common Trash Pick-Up Committee: Trash is picked up in Stones Crossing 5 days a week. Numerous companies are being used to collect trash including Republic, D&D, Waste Management, TK, etc. The board would like to work towards having a unified trash pickup. We would work to negotiate a price and move to trash pickup one day a week. **This is an initiative the board would like to actively pursue in 2024.**
- b. Other initiatives: The board would also like to look into things such as a Neighborhood Watch, Welcoming Committee, Community Blood Drives, Block Parties, and more neighborhood lighting.

Q: **Do we know why dirt is being moved across Concord Rd?** We believe this is part of the construction of a multi-phase housing addition which includes duplexes and apartments as well as construction of a strip mall.

### 2. Concord Road Roundabout

- In place and open. Speed bumps have been removed.

### 3. Marcasite Closure

- a. Marcasite has been closed and dug up. The board is pursuing purchasing this property and trying to decide the best use of this space for the neighborhood. It is possible it could be a green space or a space for kids to play. The board is open to ideas from residents on how to repurpose this space.

Q: **How will they close off Marcasite?** There will be a sidewalk added from north to south along Amethyst and a new drain installed. The part of the street between Concord and Amethyst is being removed. The parcel will be filled in with dirt and seeded. We believe Tippecanoe County will deed the property to the HOA.

Q: **What will happen with the current signage at Marcasite?** We believe Tippecanoe County will provide funds to build a new entrance sign at Concord and Eppingham. The existing entrance sign is to be removed.

Q: **Is the Amethyst Court sign accurate?** It seems the sign may be pointing in the wrong direction and Court and Drive may be backwards. **The board will look into this.**

Q: **Is there any possibility of making Eppingham no parking? This is something the board will look into.**

Q: **The new stop sign at the roundabout entrance into the neighborhood feels awkward.** This is a county thing. We can look into this, but the decision is not ultimately the boards. Perhaps we can pursue a "Cross traffic does not stop" sign instead.

#### 4. Neighborhood Concerns and General Questions and Answers

Q: Annette Lancaster – **Why are the covenants about rentals not being enforced? The covenants say a property may only be leased for periods of time which are greater than one month but less than nine months.** – The best way for an issue like this to be addressed is for it to be reported to the board. Once reported, specific covenant enforcement issues cannot be discussed due to state law. The board cannot speak to status updates of grievances. The board does send out notices when they become aware of violations. If the violation is not resolved, then it is brought to the attorney's office, and they step in. However, many times things take time to resolve. Just because you have not seen noticeable action does not mean there has been inaction by the board. This process as stated is confidential to protect the privacy of homeowners.

Q: Chris Weaver -- **How many complaints regarding rentals have been received?** 73 complaints were received in general. The board did not prepare a specific breakdown for this meeting. **How many rentals is the board aware of in this neighborhood?** This number is hard to track as there is nothing that says you cannot rent, and landlords do not alert the board to the fact that they are renting.

Q: Gina Carloni – **How can we work to have a little more transparency from the board? Questions often seem evaded or stonewalled. Would it be possible for the minutes to be published on the website?** The board has discussed creating a portal that only homeowners can log into.

Q: Jeff Tatum – **In 2024 can we define and evaluate what a sign is? Is a welcome flag a sign? Is a decorative welcome sign at your front door a sign? Is a Merry Christmas sign a sign? Is a security sign a sign? There needs to be consistency in the board's approach to enforcing covenants. Why did some who have security signs receive notices while others did not? Are there exceptions to what classifies as a sign? This needs definition.** This is something the board can look into clarifying in 2024. We can look into how the covenants are intended to be interpreted. This is not something where we are going to find resolution tonight. We do site the violated covenant in any warning we send. Appeals are allowed. The covenants do say "No sign of any kind shall be displayed to the public view on any Lot..." The exception is the For Sale signs.

Q: Gail Ayers – **What does it take to see the bylaws change?** To do this we must have a majority vote in the entire neighborhood to vote to change and unify. There would likely need to be a campaign. We are unable to change anything until the completion of construction in the neighborhood. We can, however, define "architectural standards" of signs without changing the covenants.

#### **Call for Adjournment Approximately 8:30pm**

A motion was made by Cathi Delp to adjourn. Seconded by Jeff French. Meeting adjourned.

**Next Meeting – HOA Board of Directors, Tuesday, January 9, 2024, at 6:30 PM at Wings, etc.**