



Stone Creek Estates



Annual Home Owners Meeting Minutes

January 20th 2018 10:30 AM – 12:00 PM
Rosemead Recreation Center, Rooms B and C

Attendees:

Craig Epling
Christy Brawand
David Brawand
Thomas Zachariah
Mohamed Adatia
Matt Carey
Cindy Carey
Dan Davidson
Deenar Nayani
Leigh Dayton
Jim Dayton

Taylor Petty
Alex Chacko
Annie Chacko
Mike Kinsinger
Jay Comstock
Shirley Comstock
Pamela Peshorn
Glen Peshorn
Marty Michael
Nabil Khawla
March Maher

There were 22 members in attendance. A quorum was present. Attendance taken by Christy Brawand.

Taylor welcomed members and called meeting to order.

1. Landscape Report, March Maher

Landscape projects complete. March is working with city to address damage to power at Old Denton (East) entrance. Will be fixed time line not firm yet.

Will continue seasonal plantings. Would like to recruit someone to take lead on planning and executing seasonal plantings.

Expect some expense to replace permanent plants that did not survive initial planting.

2. Traffic Study Report, Matt Carey

Concerns reported to HOA regarding neighborhood traffic including speed of traffic through neighborhood (in excess of posted limits), speed of traffic down alley ways, non-residents cutting through neighborhood, parking along streets (more vehicles per home than permitted by city ordinance, vehicles parked for longer than permitted by city ordinance), vehicles parking the wrong direction on the street.

City posted speed indicating radar on south bound lane of Waynoka last fall. Traffic speeds seemed to decline with radar present. Radar is one of three mobile units the city deploys all around the city. At Matt's request, the city will return the radar later this year as well as post

Carrollton PD periodically on Waynoka and Creek Bend to discourage speeding and non-resident traffic through the neighborhood.

Alley way speed limit is 15 mph. City says signs should be present at the entrances to each alley in the neighborhood. Matt has inspected each alley entrance and identified obstructed or missing signs at the following alley entrances:

1. North bound entrance between Silver Leaf and Waynoka
2. East bound entrance between Creek Bend and Creek View HS at entry from Chimney Rock
3. North bound entrance for alley between Canyon Oaks and Old Denton
4. East bound entrance for alley between Canyon Oaks and Rosemead
5. West bound entrance for alley between Canyon Oaks and Rosemead
6. East bound entrances for alley between Waynoka and Denton County Tax Office
7. South bound entrance for alley between Flagstone and Canyon Oaks
8. South bound entrance for alley between Waynoka and Chimney Rock (Obstructed by tree limbs)
9. North bound entrance for alley between Flagstone and Fieldstone (Obstructed by tree limbs)

The city says it is unable to replace all missing signs at this time. The City has asked for our top three areas of most concern. They will conduct a speed study at those three points and if they find average speeds in those areas are greater than 17 mph they will add a sign.

Non-residents cutting through neighborhood expected to diminish as construction wraps up later this spring. CPD's traffic enforcement presence for speeders in the neighborhood is also expected to help reduce non-resident flow thru the neighborhood.

Parking issues: City chalks tires to monitor time parked in a single spot. Vehicles in violation will be towed. Ordinance permits leaving a vehicle parked on the street for up to 48 hours and no more than three vehicles per residence.

Matt asks residence to be respectful of one another. Park cars in the rear of your home when possible. It reduces the risk of break-in/theft, keeps our streets looking nicer, and makes it easier for others to travel in and out of the neighborhood. Talk to your neighbor if you're planning a party and need extra parking.

Other topics:

North Fence – city and residents would need to review original plat for neighborhood to see who is responsible.

Process for becoming a mandatory HOA: not feasible and not necessary given the limited common property (entrance signage and flower beds) the neighborhood is liable for.

3. Social Events & Planning Report , Taylor Petty on behalf of Shelley Park

First ever block party held last fall. Good success. About 40 families attended. Planning was easy and was not very expensive to host. Are going to host two events this year – one spring and one fall. Details to come.

4. Outreach and Membership Report, Thomas Zachariah

Ended 2017 with 40% HOA participation.

Thomas resigning as chair of outreach committee. New chair needed. Volunteers appreciated. Contact Taylor if interested.

5. Treasurers Report, Alex Chacko

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| INCOME | |
| BALANCE TRANFERD FROM 2016 | \$5,940.96 |
| MEMBERSHIP COLLECTED AS OF 12/31/2017 | \$ 9,538.00 |
| TOTAL | \$ 15,478.96 |
| | |
| EXPENSES AS OF 12/31/2017 | |
| WATER | \$ 997.69 |
| ELECTRICITY | \$ 190.82 |
| LANDSCAPE/IRRIGATION | \$ 686.51 |
| CITY OF CARROLLTON OVER THE CAP BACK PAYMENT | \$ 462.12 |
| BANK EXPENSES (PAYPAL & CREDITCARD) | \$ 72.41 |
| LANDSCAPE FOR WINTER (PLANTS & LABOUR) | \$ 463.0 |
| CK ELECTRIC FOR ELETRIC WORK AND IRRIGATION (ROSEMEAD) | \$ 7,500.00 |
| TOTAL | \$ 10,372.55 |
| | |
| 12/31/2017 BALANCE TRANSFER TO 2018 | \$ 5,106.41 |

CITY OF CARROLLTON OVER THE CAP BACK PAYMENT is remnant of what the HOA owed the city in matching for the grant provided by the city in 2016.

CK Electric provided the electrical installation work for the Rosemead (North) entrance.

Water and electricity are somewhat off from usual as a result of the improvements on the north entrance and damage to the east entrance. Water is higher than expected. Electricity is slightly lower than expected.

6. 2018 Executive Committee Nominations and Election, Taylor Petty

Proposed Candidates:

President: Taylor Petty (2nd term)

Treasurer: Alex Chacko (3rd Term)

Secretary: Nabil Khawla (1st Term)

All Candidates nominated. All nominations approved unanimously.

7. Open Discussion for Community Concerns, Taylor Petty

North Fence

Q: Will the HOA be pursuing replacement this year?

A: No, not at this time. The HOA has had discussions with the city about potential funding options and identifying who is responsible for it. At this point though, the executive committee would like to hear from residents who back up to the fence. Is it a priority for you? Is it enough of a priority you would get involved with the HOA to see it addressed? Would you be willing to contribute (financially, sweat equity, or other resources) to see it built and maintained?

Transformer Replacement – some residents have noticed some of the footings for transformers in the neighborhood are deteriorating. If yours needs repair, contact Oncor. They will send a crew out to repair or replace it.

Alley roadway repair/replacement – The alley surface behind homes on Waynoka around the Waynoka-Creek Bend turn is deteriorating and in need of repair. Has anyone else noticed any other road surfaces in need of repair? Alley's and neighborhood streets are the responsibility of the city. Please contact the city's non-emergency services number to let them know if you are concerned about a particular patch. With enough input, they'll assess the damage and possible repairs.