



Stone Creek Home Owner Association

Saturday, January 19th, 2019

Agenda

1. President's report on 2018 activities.
2. Report on 2018 membership.
3. Report on 2018 landscape.
4. Presentation and vote on changes to by-laws.
5. Presentation and approval on 2018 financial report.
6. Proposal budget for 2019
7. Election of new officers for 2019
8. Open discussion for concerns of Stone Creek Neighborhood
9. Adjourn

1. Jay Comstock called the meeting to order and welcomed all attendees. Mr. Comstock then presented a summary report on 2018 activities which included the following:
 - a. A brief history of the progression of Stone Creek neighborhood from its inception to today.
 - b. The motion to the name of Stone Creek HOA and adoption of new name "Stone Creek Neighbors" in August of 2018.
 - c. "Stone Creek Neighbors" as an organization is strictly voluntary. The organization has no power to impose restrictions on residents. The purpose of "Stone Creek Neighbors" is to promote engagement and cooperation in the neighborhood and maintain the entrances.
 - d. 2nd annual Street Party held in September was a great success; a big thank to the organizers.
2. Report on 2018 Membership – March Maher:
 - a. In 2017, there were 83 giving units. 16 of the giving units paid more than \$100.
 - b. In 2018, there were 88 giving units. 13 of which gave more than \$ 100.
 - c. Best method of communication among residents is via e-mail.
3. Report on Landscape – March Maher:
 - a. Craig who took over as Chair for Landscape committee will be stepping down.

- b. Everything is operating smoothly. All plants are doing well.
 - c. Holiday lights were purchased this year.
 - d. Scot repaired all the lights at the entrances. They are programmed to operate dusk to dawn.
 - e. Hired a new landscaper to maintain both entrances.
 - f. We will be needing a new Landscape Chairperson, since Craig has stepped down. Responsibilities will include among other things:
 - i. Approve landscape work on entrances
 - ii. Decide planting
 - iii. Approve replacing plants that die
4. Presentation and vote on changes to by-laws – Jay Comstock:
- a. In Previous meetings and discussions, idea was brought up to drop the term HOA and adopt a different name.
 - b. During the August 2018 meeting, residents from Stone Creek present at the meeting voted unanimously to change the name *Stone Creek Estates Homeowners' Association* and adopt the new name *Stone Creek Neighbors*.
 - c. As a result, Article I and Article IV of the By-Laws will read as follow:

Article I – Name and Purpose

The name of this organization is STONE CREEK NEIGHBORS. It is a voluntary association of residents and home owners in the Stone Creek Estates Subdivision, Carrollton, Texas. The Association is organized with no intent to operate for profit. STONE CREEK NEIGHBORS was formerly known as STONE CREEK HOMEOWNERS ASSOCIATION. The name change was unanimously approved by the members of the association on September 8, 2018, to better reflect the voluntary nature of the group.

Paragraph 2 and 3 remain the same.

Article IV – Officers of the Association

The Association will be managed by Officers of the Association, elected by the Members. There shall be four Officers: President, Vice President/Membership, Secretary and Treasurer.

Remainder of Paragraph is unchanged.

Section 1 is unchanged.

Section 2. The Vice-President/Membership shall:

- i. Carry out the duties of the President in the absence of the President.*
- ii. Supervise and coordinate the annual membership drive.*
- iii. Secure volunteers as needed for the membership drive.*
- iv. Plan and carry out the specific steps needed for the membership drive.*
- v. Keep the other officers informed on any concerns voiced by any of the Stone Creek Neighbors expressed during the membership drive.*

*vi. Serve as ex-officio member of the annual Nominating Committee.
Additional members of the Nominating Committee shall approve the
current officers.*

- d. The changes in By-Laws as stated above were presented to residents in attendance. A motion to vote on the changes was carried, and the motion was approved unanimously by residents in attendance.
5. Presentation and approval on 2018 financial report – Dan Davidson
 - a. Mr. Davidson went over the financial report of 2018 (in agenda)
 - b. As of 12/31/2018, there was a balance of \$10,053.88
 - c. Expenses throughout 2018 totaled \$4,867.53
 - d. All expenses were itemized and included in the agenda disturbed to residents in attendance.
 - e. The proposed budget to 2019 was also included in agenda.
 - f. The projected expenses for 2019 are approximately \$6010. An increase from 2018 to reflect the increase in electric and water usage projected for both entrances due to the fact that during construction on Old Denton in the Spring and early Summer of 2018, the lights and irrigation were not always operating.
6. Election of Officers for 2019 – Jay Comstock
 - a. The Nominated officers were as follow:
 - i. President – Nabil Khawla
 - ii. Vice-President – March Maher
 - iii. Treasurer – Dan Davidson
 - iv. Secretary – Scott Ares
 - b. A motion to vote on the nominated officers was called, and the motion was carried unanimously by residents in attendance to elect the new officers listed above.
 - c. Final thoughts outgoing President Jay Comstock:
 - i. Jay thanked the outgoing officers and welcomed the newly elected officers
 - ii. Jay thanked the residents in attendance for their contributions
 - iii. Jay presented his recommendations to be addressed by the newly elected officers as summarized below:
 1. In the event the organization is dissolved for unforeseen reasons, what happens to the funds.
 2. In the event the organization is dissolved for unforeseen reasons, what happens to the landscaping.
 - iv. Jay then yielded the floor to newly elected President of the Stone Creek Neighbors who thank Jay for his service as well as the outgoing officers.
7. Open discussion of concerns for Stone Creek Neighborhood.

- a. Concerns about people cutting through the neighborhood and speeding down Waynoka and Creek Bend
- b. Forming a welcoming committee for new residents.
- c. Report any violations to the city on the City website.
- d. Engage with neighbors
- e. Neighbors helping Neighbors outreach.

Meeting was adjourned.