

Saturday February 18, 2023

Stone Creek Neighbors
Annual Meeting Minutes

Officer Attendance:

David Brawand _____

Dan Davidson _____

Scott Ares _____

Additional Attendees:

Diane Kiattinat

Residents Represented: 3606, 3607, 3609, 3622, 3624, 3626 Canyon Oaks; 3602, 3610, 3613, 3624, 3625 Chimney Rock; 1015, 1031 Creek Bend; 3600 Field Stone, 3620, 3624, 3625 Flagstone; 3601, 3616, 3619, 3639 Waynoka (21 Homes, 12 out of 81 needed for quorum)

Topics of Discussion:

Welcome – David Brawand

Expressed gratitude for a good turnout. Explained that our outgoing president, Alyson Shahwan, was not present due to a family matter. He said how much the Board appreciates Alyson's service as president this past year and commended her for the graphics design work on multiple announcements for the neighborhood.

Finances – Dan Davidson

An independent audit has been performed to verify the accounting books. It appears that the schedule of outflows will coincide with the projected inflows to where we might not have to touch our reserves. The flowerbed project will exhaust most of the checking account funds and will need to be built back up over the next couple of years.

Membership and Outreach – David Brawand

Over the last few years SCN membership has fluctuated between 40 – 45%. David would like to see us reach at least 50% participation. A key is each member encouraging their own neighbors to participate. We encourage membership payments to be made early in the calendar year. This assists with SCN cash flow and simplifies further collection efforts during the year.

Neighbors Helping Neighbors – March Maher

Update on our 4 projects: 3616 Field Stone is complete, 3625 Flagstone is 90% complete, 3639 Waynoka owner has updated landscape, and 3624 Chimney Rock is in planning stage

Projects:

Security Cameras – Scott Ares

Electrical work was completed in January and security cameras were installed in February to both main entrances. Concern was raised about what the cameras were capturing. It was discovered that after adjusting the cameras they were recording the lower half of the windows on 3639 Waynoka. An adjustment was made to shield those windows from view. Another set of cameras will be installed in the back alleyway of Waynoka between Stone Creek Estates and the neighboring community where cars can enter Stone Creek Estates. A final set of cameras will be placed in areas where problems have been reported. These cameras will be attached to a pole that can be easily installed in any backyard where the cameras can access traffic in alleyways.

90 / 10 Sidewalk Grant Program – Scott Ares

A new canvassing of the neighborhood will occur in February to identify houses where the sidewalks were repaired and which sidewalks were not yet repaired. Notices will be sent to home owners to inform them of the 90 / 10 Sidewalk Grant Program.

Entrance Beautification – Marty Michael

Cost estimates are a lot closer to what can be expected and the estimate has gone down by nearly \$3,000. This includes a miscellaneous category of \$1,000 to cover unexpected costs. The schedule of activities to overhaul the entrances are as follows:

- March 2. - Volunteers from the Denton County Master Gardeners plus Manuel, March, and Marty will remove the existing plants, soakers, and weed barrier at the Rosemeade and Old Denton entrances.
- April 3 - Complete work on Old Denton plus add compost and soil amendments on all four beds. We don't know how much additional help will be needed; we will send out an update as the date approaches.
- April 17th – The wall structure to be done during this week by the Maintenance Specialty Contractor.
- April 26th / 27th – New plants will be installed, assuming all the plants are available. We would like anyone who has a pickup to help us transport the plants. Master Gardeners will play a major role. As the time gets closer, we will determine the amount of help needed.
- May 4th - Irrigation to be done. Anyone with Drip Irrigation Hole Punch experience would be helpful. All are welcome and we will determine the necessary number closer to the actual date. Plus, we want to run the system prior to mulch being laid down so we don't have any surprises.
- May 8th / 9th - Install mulch. We need to move mulch from Scott's house to entrances, so those with pickups will be needed again. We could use about 10 people to help on these days.

Election of Officers – David Brawand

President: Diane Kiattinat

Vice President – David Brawand

Treasurer – Dan Davidson

Secretary – Scott Ares

All positions were voted into office unanimously.

Vision and Plan for 2023 – Diane Kiattinat

There needs to be more participation from neighbors, perhaps designating a Captain for each street to reach out to the rest of their street. This would offer more collaborative communication and give more insight into the needs of each resident.

We need to offer a platform for residents find local service providers to help with repairs to their homes. This list would be updated by residents that wish to participate. The list would provide information about the service provider, the services performed, the quality of work and possibly the amount they charge for the service. This might give individual homeowners more insight as to what is available to them locally. The idea being that information is king and possibly keeps people from being taken advantage of. Not sure as to the practicality of this idea, but it seems like a value add to each homeowner. It solves one of the hardest parts of being a homeowner, at least for homeowners that don't know anything about home repairs.