

Stone Creek Neighbors
Annual Meeting Minutes

Officer Attendance:

Diane Kiattinat _____

Patrick Wyatt _____

Scott Ares _____

Additional Attendees: 35.7% of the 42 paid members were in attendance

Topics of Discussion:

Signs – We have purchased some sample signs for everyone to view. The signs are designed to warn drivers to slow down, to advice pet walker to clean up after their pets and to warn pedestrians of no solicitations. These signs can be purchased to go in resident’s front parkway or back alleyway. Please us caution if driving a pole in the back alleyway since there are utilities present there. You may want to place the sign on your fence instead. The signs are being sold at cost. If you would like to purchase a sign, please contact Scott Ares @ 972-567-5723. If you would like to see the signs, please call Scott and setup a time to see them at his residence. A follow up email will be sent to residents at a later date offering the signs for sale.

Finances – We were well under budget for 2025 mainly due to less repairs and maintenance that previously budgeted. The board will review the budget for 2026 and make it more reasonable based on past experiences. Annual dues have been in decline for the past 4 years. The main reason is the lack of a Vice President since James Mc Collister. Resigned early in 2025. The new Vice President will need to step up efforts to get more participation from residents. Thank you emails need to be sent out to residents who have paid their dues. March mentioned that the stone walls facing Old Denton Road need to be washed again. The last time they were washed was about 6 years ago. This will need to be added to the budget for 2026 or 2027.

President – Diane Kiattinat has resigned her position after 3 years of service. She has a remote parent in need of care and spends half her time out of state. We are in need of a President, Vice President and Landscape Committee Chairman. If we cannot fill these positions, we will need to down scale the association’s activities.

Plea for help – Former President March Maher laid out a few options for the association going forward, since we are experiencing declining membership and less residence stepping up to fill board and committee positions. The first option was to continue with a 4-member board, 2 standing committees and have one additional committee responsible for putting on events. This committee would be volunteers that might be able to help with one or more of the events put on by the association. The second option would be to have no board members but instead have one committee

responsible for all activities of the association. The committee would elect a chairman and vice chairman in order to run meetings and set agenda and goals. The committee membership recommendation would be several members who have stepped up in the past whether it be neighbors helping neighbors, beautification volunteers and past ambassadors.

The first option could be maintained with the current set of bylaws. If we utilize the second option, the bylaws would have to be completely overhauled.

There are pros and cons with each of these options. The best scenario is the first but requires a certain number of individuals to be responsible for certain areas of running the organization. The second option has no one person in charge of these areas and can change from time to time based on availability. The second option having one large committee has some advantages: spreads out responsibility, involves more residents, creates more neighborhood ownership, joint effort in maintaining property values, creates more ideas for activities, members get to know our neighbors better, build community, work together with a vision, have a strong neighborhood watch, better communication for things like neighborhood challenges, suggestions for our neighborhood from a broader base, avoid having responsibilities for just a few residents, better referrals for home projects and broader base of creative ideas. The down side of a large committee run association is having interested parties specialized for certain tasks, no one person ultimately responsible for anything, may not always get a quorum, may create cliques in the group that will make it ineffective, group may not be representative of the entire subdivision's wishes, may not have good leadership, no one will feel or share responsibility.

Officer elections – The following were nominated and elected to office:

President – Mathew Samuel

Vice President – Scott Ares

Treasurer – Patrick Wyatt

Secretary – James Mc Collister

The checking and savings accounts will be modified to reflect Patrick Wyatt as the primary person/signer and Mathew Samuel or Scott Ares as secondary signors when check amounts exceed \$500.00

New business – Several items were brought up that need to be addressed:

The weekly newspaper that many residents ignore and leave on the front lawn can be cancelled if the homeowner would call the number inside the paper. Edwardo Bardeloza has pledged to assist by picking up those newspapers on his daily walks and encourages others to do the same.

Cars are being parked facing the wrong direction making it a hazard since reflectors are on the back of vehicles not on the front.

Our database of residents is incomplete. We are missing names, phone numbers and email addresses for several residents. Edwardo Barteloza has pledged to help with knocking on doors and asking for the information. This will help us be in better communication with our residents.

For this annual meeting, the flyers were placed on the mailboxes. Some residents expressed it was better but it is also difficult to tape them to mailboxes because many are dirty. It was decided to continue placing them on the glass doors using painter's tape since it is easy to remove without residue.

It was proposed that we should consider having 4 all resident meetings per year with the last meeting of the year being officer elections. This would give 3 additional meeting to discuss issues instead of elections and also provide more opportunity for residents to attend.

Closing – Mathew Samuel pledges that we will strive to make Stone Creek a safe neighborhood with good looking landscapes and help to improve property values.