Stonebridge Manor/Estates Homeowners Association

Annual Meeting Minutes

September 20, 2020

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_



1. **CALL TO ORDER**

Bill Gittemeier – Called the 2020 Annual Meeting for Stonebridge Manor/Estates Homeowners Association to order at 2:00 p.m. on September 20, 2020. The meeting was held in the Stonebridge Manor Subdivision on Coppersmith Court.

1. **ROLL CALL**
2. **Board Members:**

Bill Gittemeier

Randy White

Tonya Goslin

1. **Others Present**

Kathy White, Website Designer

1. **FINANCIAL OVERVIEW**

Expenses and Revenue were discussed. Per the Income and Disbursement statement from City & Village for the past 4 years, our association is spending more than we are taking in. At the current rate, we will be out of money by approximately the summer of 2022.

The board discussed that a cushion of at least one year’s worth of assessment fees should be in our account for emergencies and non-budgeted neighborhood necessities.

**FINANCIAL OVERVIEW (CONT)**

The board required an increase to the annual assessment of $50.00, bringing our new yearly assessment fee to $200.00.

The $200 yearly assessment only barely gets the association to our current outgoing expense total. Thus, bringing us to the “Special Assessment” that is needed and was voted on during this meeting.

Per our indentures, the board is able to ask for a special assessment fee up to $100/per year, per owner.

The board will be discussing ways to SAVE money as well, in an extra effort to build our reserves.

1. **BOARD MEMBERS REPORT**
2. Some of the street lights in Stonebridge Manor Subdivision are leaning. Ameren UE was contacted, as we rent the lights from them, and they came out, did an assessment and determined that only one of them is needing replacement at this time. The street light on Ipswich has been replaced. The board will continue to monitor the others and if/when they need replacing, Ameren will be contacted at that time.

St. Charles County has an LED program for street lights and one of the board members was informed that all of our street lights will be replaced with LED bulbs within the next year or so according to St. Charles County.

1. Currently Stonebridge Manor has up to 6 different trash servicers coming in to our subdivision on a weekly basis. Due to this, there are trash carts out more than half the week, as well as large trash trucks coming through our neighborhood 3 to 4 days a week. Board members are hoping to cut down on the number of trucks coming in and out, number of days trash carts are sitting out and the wear and tear on our streets.

Aspen trash service, Republic Services, Grace and Waste Management were all contacted for a special subdivision rate. Aspen was the only service provider to return our call. They are offering all homeowners a SPECIAL RATE! This offer is on the RESIDENT INFO page under trash and recycle services.

1. **NEW BUSINESS**
2. **Getting to know each other:** Events for all the residents to meet, get to know each other and improve our subdivision was talked about. Some of the current events that are scheduled include a CHILI COOK OFF, ADOPT A FAMILY at the holidays, DOG COSTUME CONTEST AND PARADE, FOOD TRUCKS and more. These events would be resident sponsored. No monies from the home owner’s fees would be used for these types of events.

**Committees** are being formed for all events, as well as other items useful to the subdivision. If you want to get involved in your neighborhood, please sign up for one of the committees. THIS MAY BE DONE ON THE WEBSITE.

**IMPROVEMENTS NEEDED:** Front entrance monument at Stonebridge Manor must be cleaned and landscaped.

The bridge/culvert that sits over the creek in our common ground needs to be addressed, as it’s washing away. Due to safety issues, a possible guard rail may need to be installed.

**SPECIAL ASSESSMENT VOTE**: The one-time $100 special assessment fee that was voted on at the meeting has PASSED.

29 – Yes Votes

3 – No Votes

\*\*\*All residents will be invoiced on March 1st and payment will be due on March 31st.