

**STONEWATER HOA
ANNUAL MEETING MINUTES – SEPTEMBER 17, 2024**

Call to Order:

President Westermann called the meeting to order at 7:03 p.m.

Roll Call:

Directors - Jim Evangelista, Anindya Roy, James Gray, and Kurt Westermann.

Metro Management Company – J.C. Palmer, Vicki Strong, and Kate Oliver
Homeowners – Chris Petersen, Jack Calderon,

Meeting Notice:

The meeting notice was issued to homeowners on August 27, 2024, which is at least twenty (20) calendar days prior to the meeting, as required in Stonewater's By-Laws.

Determination of Quorum:

Election Secretary Vicki Strong (Metro Group Management Company) verified that the threshold for quorum, which is 25% of eligible members, had been met through electronic voting (36.64%).

Agenda

- BOARD OF DIRECTORS ELECTION
- PRESIDENT'S REPORT – STATE OF THE COMMUNITY
- TREASURER'S REPORT – FINANCIAL UPDATE
- COMMUNITY FORUM

Board of Directors Election

President Westermann announced that Director incumbents James Evangelista and Kurt Westermann have been re-elected to the Board. As there was no other applicant for the third open Board seat, this seat will be filled by the Board appointing a qualified candidate for up to one year.

Presidents Report and Treasurers Report

President Westermann presented a PowerPoint presentation which included the Presidents Report, State of the Community and Treasurers Report. See attached slides for details. The Board approved an increase of \$175 in the 2025 Annual Assessment (\$1,925) which is due on January 1, 2025.

Community Forum:

- Chris Petersen – 18350 Clairmont Circle E
Mr. Petersen thanked Metro Group Management Company and the Board for their work in maintaining the community.
- Jack Calderon – 18632 Clairmont Circle W
Mr. Calderon inquired about the possibility of investing our Reserve Funds in stocks/securities. President Westermann responded that our Bylaws do not allow investing Association funds in high-risk investments.
("Association funds shall only be held in accounts that are fully insured or backed by the full faith and credit of the United States Government. The Association may only utilize depositories or instruments where there is no risk of principal loss for investment of its monies.")

Meeting Adjournment:

Meeting was adjourned at 7:44 p.m. - President Westermann

Attachments:

2024 Stonewater Annual Meeting Presentation



Final voting report for Stonewater

September 17, 2024

Stonewater Homeowners Association 2024 Election of Directors

Votes Received
141

Imported Accounts
363

Percent Voted
38.84%

Candidate	Votes
James Evangelista	114
Kurt Westermann	114

Quorum Only

19



Vote HOA Now hereby certifies that the above and attached reports are an accurate copy of the results from the voting database.

The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance.

STONEWATER HOA ANNUAL MEETING

SEPTEMBER 17, 2024

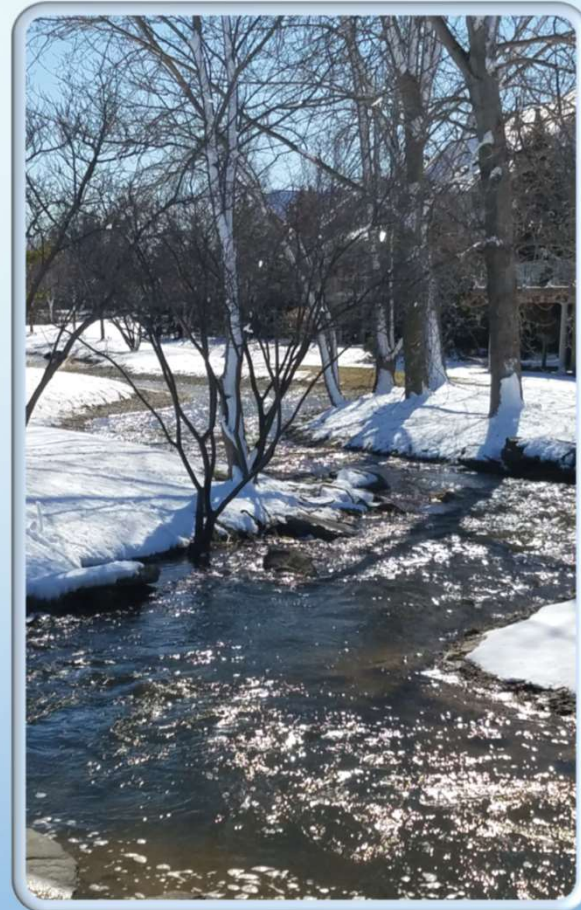
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ANNUAL MEETING AGENDA

- BOARD OF DIRECTORS ELECTION
- PRESIDENT'S REPORT – STATE OF THE COMMUNITY
- TREASURER'S REPORT – FINANCIAL UPDATE
- COMMUNITY FORUM

BOARD OF DIRECTORS ELECTION

- Confirm Quorum to Open Meeting
- Candidate Introductions
- Candidate Vacancy





STATE OF THE COMMUNITY

PRESIDENT, KURT WESTERMANN



VISION FOR “STONEWATER LIVING”

- 1) A well-maintained, family-oriented community that can compete with newer developments.
- 2) Community atmosphere that draws neighboring families together.
- 3) A safe environment for our children to play and for everyone to enjoy our parks and lakes.

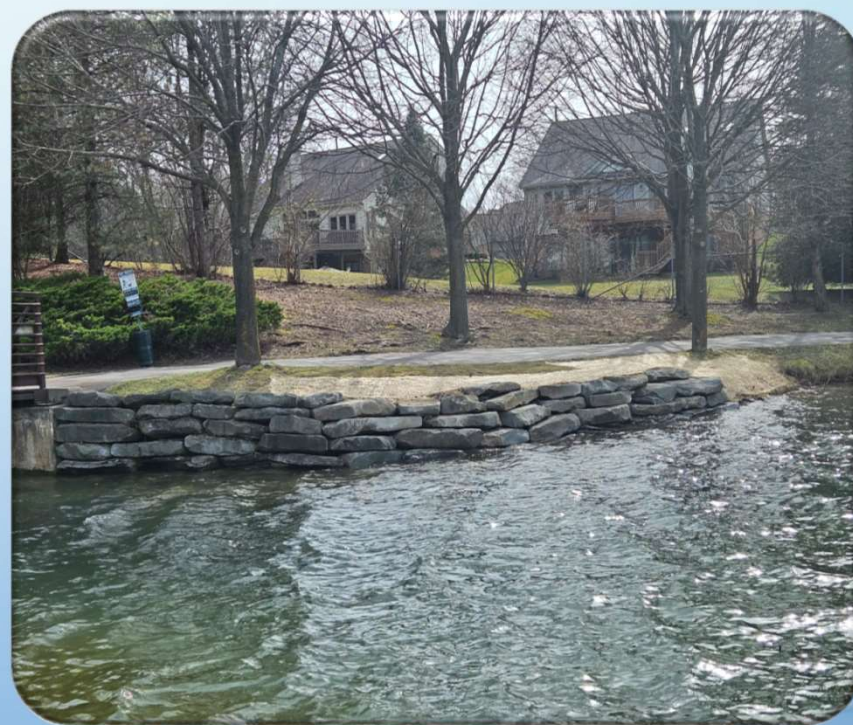


PROJECTS UPDATE – WHAT'S UP, WHAT'S NEW!

SHOREBROOK PARK GAZEBO WINDOW REPLACEMENT



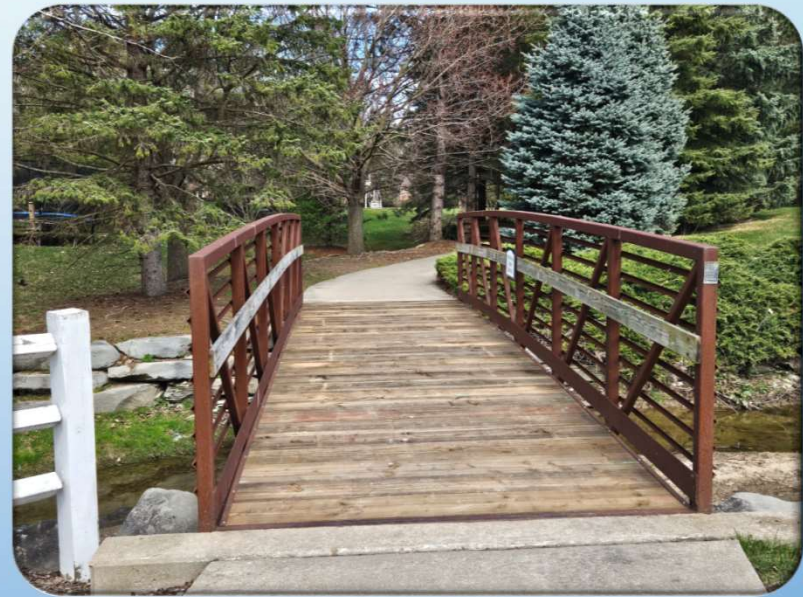
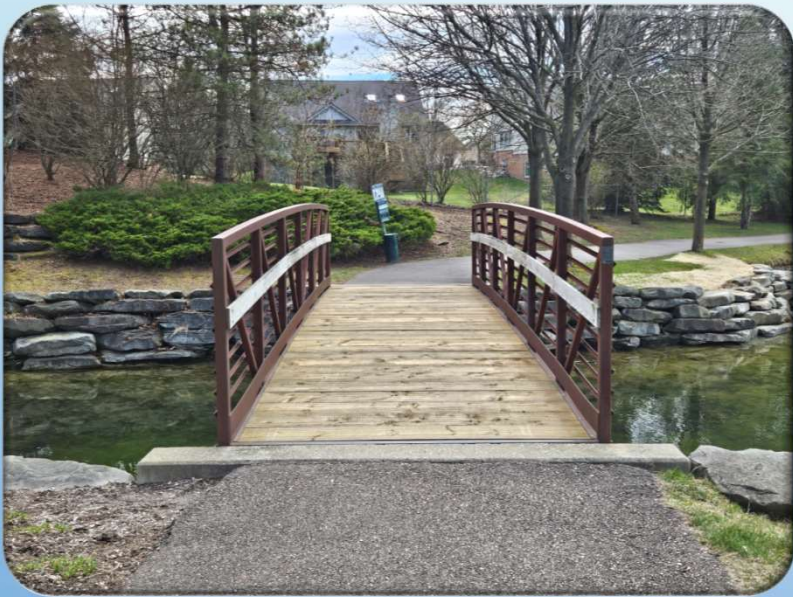
BAYSHORE PARK SHORELINE EROSION



PENINSULA BRIDGE DECKING PLANKING REPLACEMENT



BAYSHORE PARK & 6 MILE ROAD BRIDGES



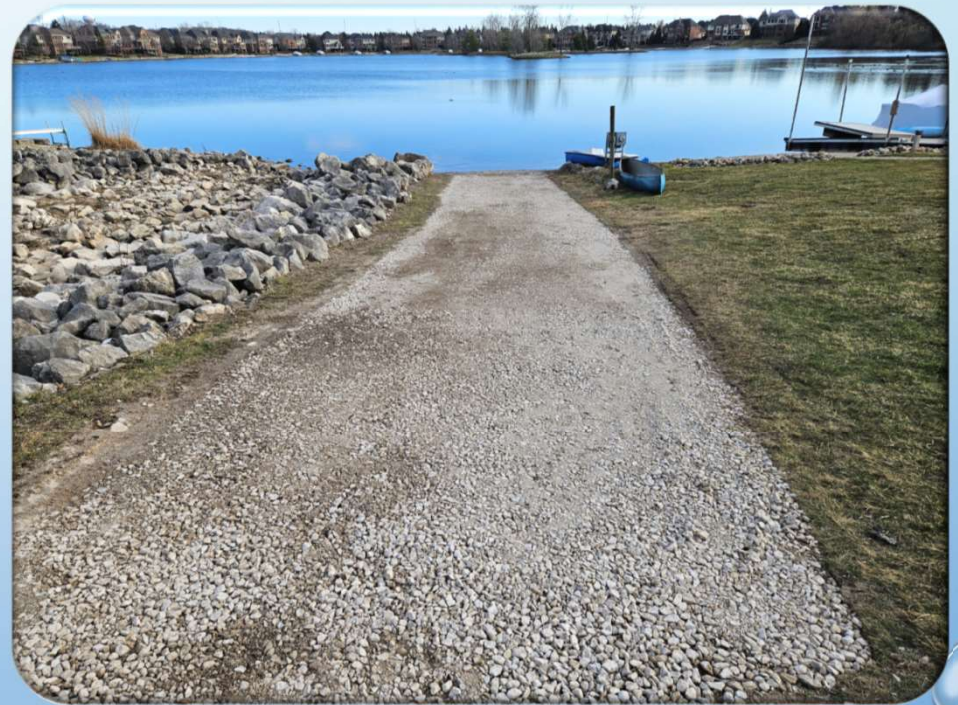
BAYSHORE PARK BOAT RAMP ACCESS



BAYSHORE PARK BOAT RAMP REPAIRS



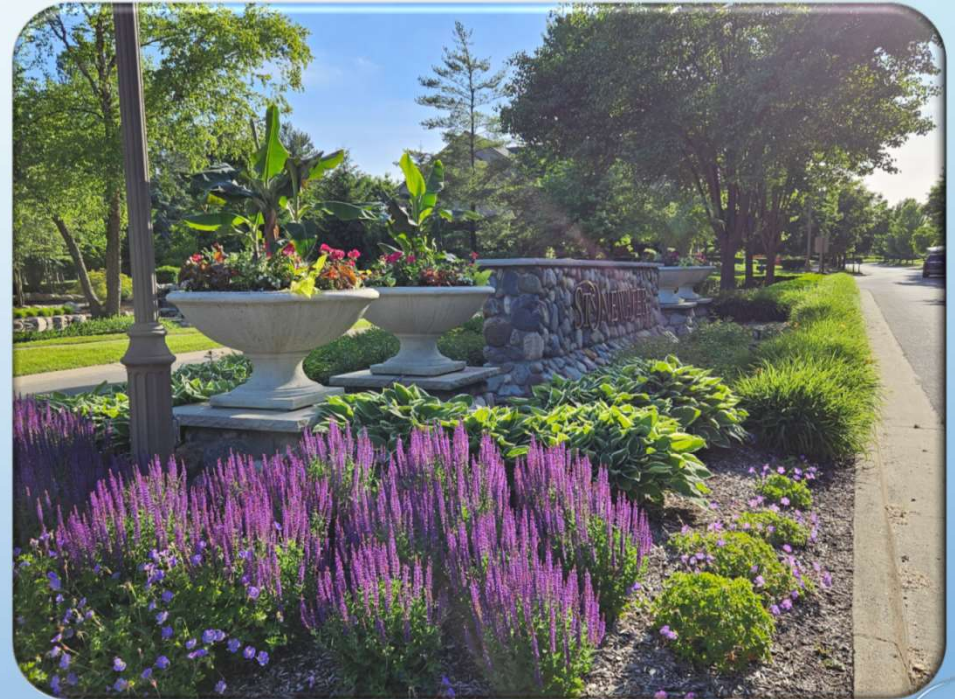
WATERWAY PARK BOAT RAMP REPAIR



PEDESTRIAN PATHS MONTHLY PATH GROOMING



ANNUAL FLOWERS



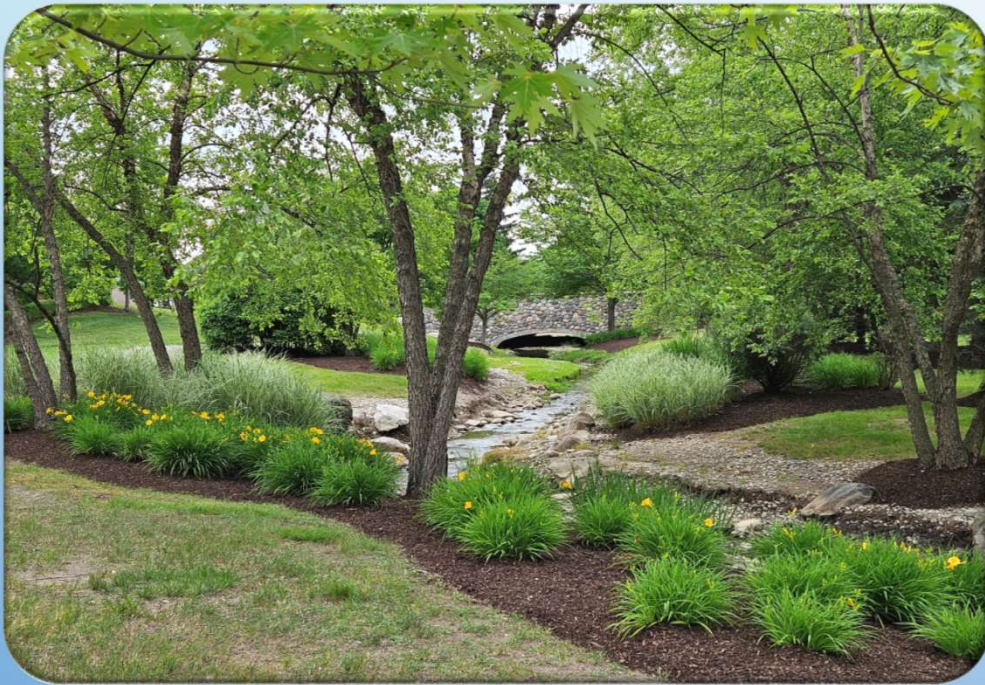
MANORWOOD ENTRANCE WATERFALL/POND EROSION REMEDIATION (DRY RIVER BED)



MULCH INSTALLATION CREEKSIDE PARK



MULCH INSTALLATION OVERLOOK PARK



MULCH INSTALLATION RIDGE ROAD/SANDSHORE PARK



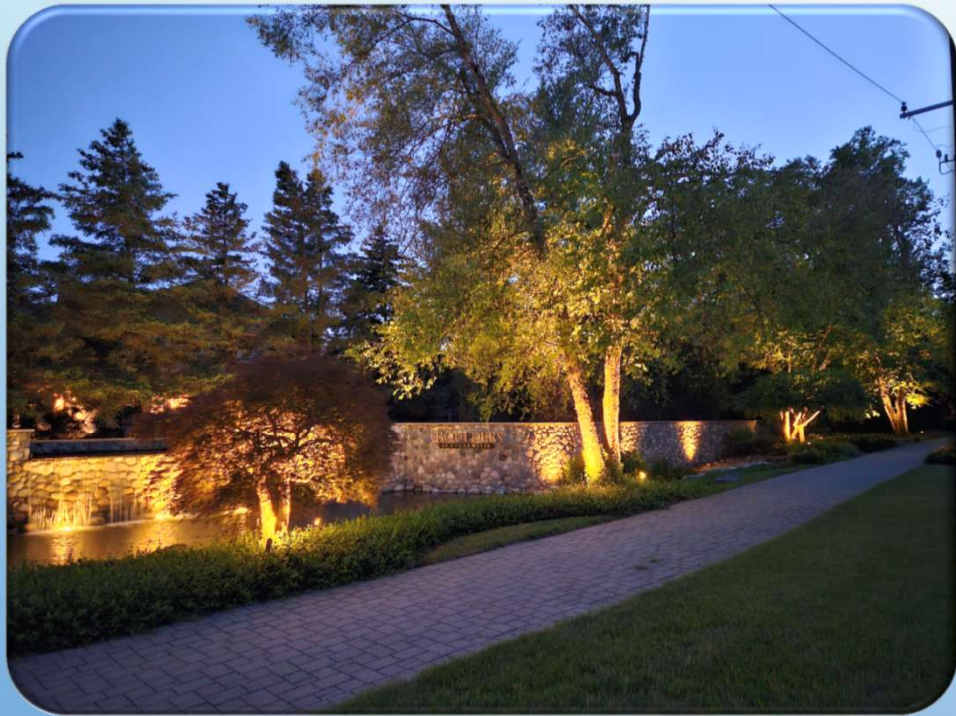
SHOREBROOK PARK GAZEBO SECURITY CAMERA SYSTEM INSTALLATION



SHOREBROOK PARK SECURITY CAMERA



STONEWATER BOULEVARD ENTRANCE LANDSCAPE LIGHTING



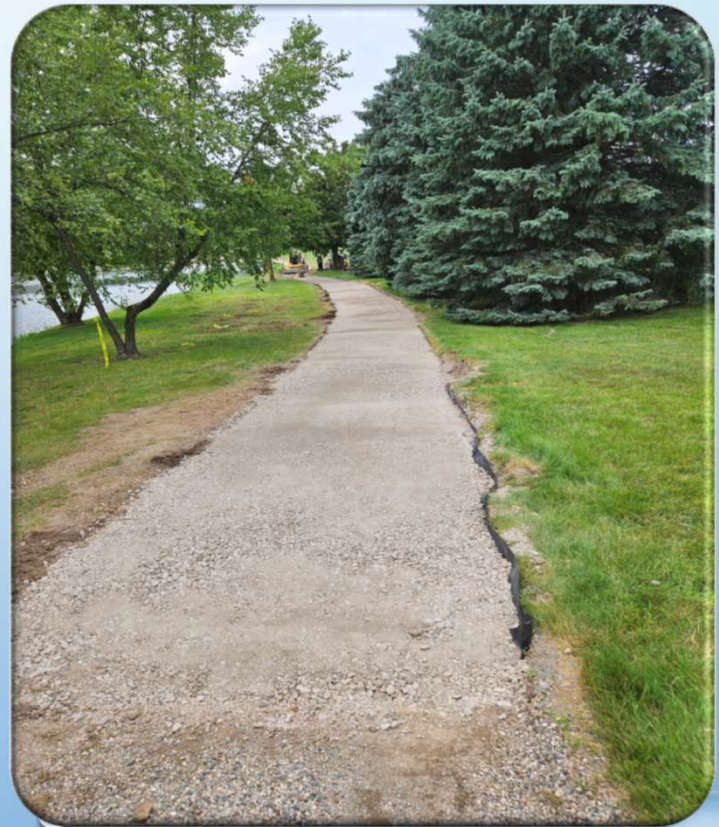
BAYSHORE PARK PROPERTY BOUNDARY FENCE EXTENSION



SHOREBROOK PARK COMMON AREA BEACH



MYSTIC SHORES PARK NORTH PEDESTRIAN PATH



MYSTIC SHORES PARK NORTH PEDESTRIAN PATH



6 MILE ROAD WOOD FENCE REPAIR



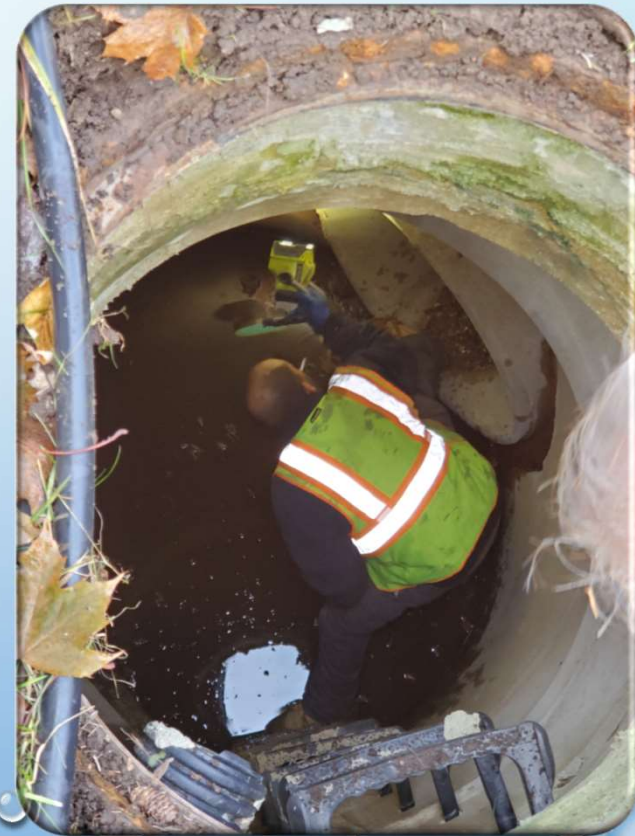
GAZEBO REPAINTING GAZEBO, PENINSULA BRIDGE, & PENINSULA PARK LIGHTING FIXTURE REPLACEMENT



MYSTIC & HEATHER LAKES - MAKEUP WELL WATER PUMP AUTOMATIC LEVEL CONTROLS



CLEANING STORM SEWER CATCH BASINS & DISCHARGE PIPES TO PARKSHORE & TEAL LAKES



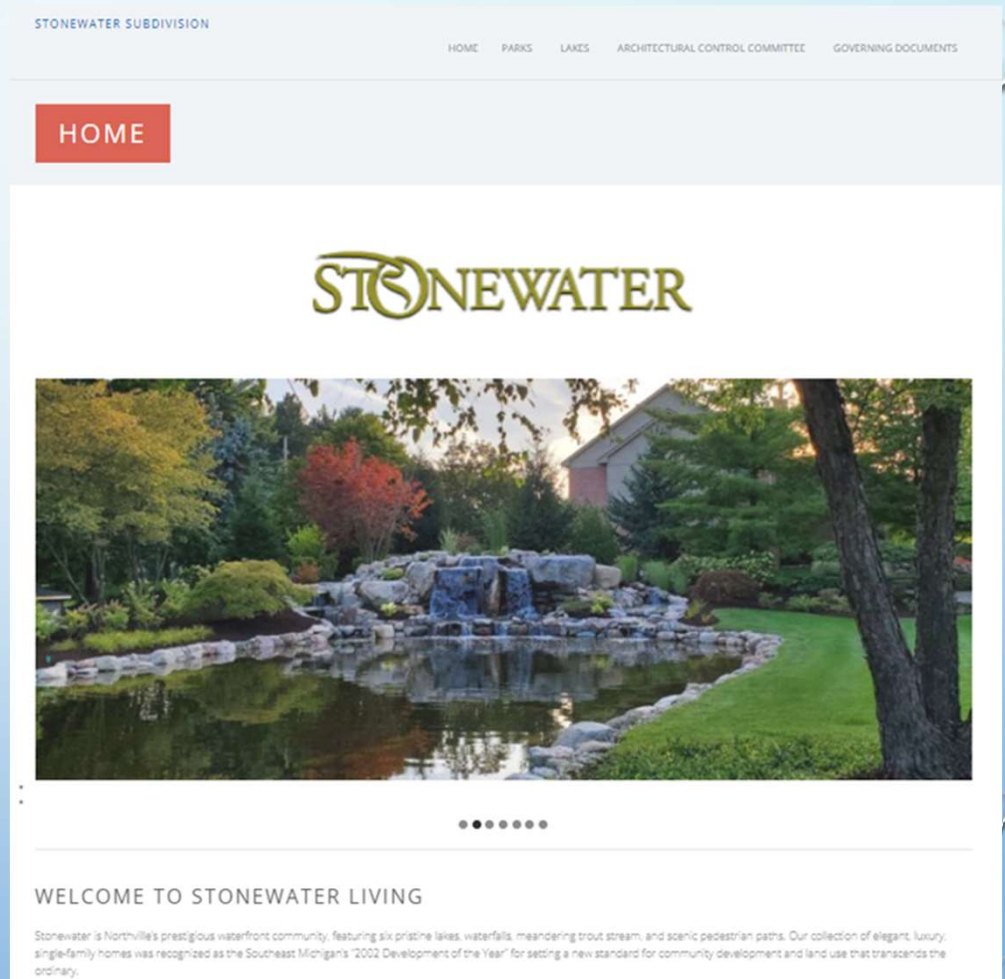
2025 MAJOR PRIORITY PROJECTS

- STORM SEWER SYSTEM INSPECTION & CLEANING – PHASE 2 (SPRING HILL & STONERIDGE LAKES)
- LAKE FOUNTAIN SHORE POWER PANEL REPLACEMENTS
- LAKE IRRIGATION PUMP/MOTOR WEATHER ENCLOSURES
- LAKE IRRIGATION PUMP CONTROL PANEL REPLACEMENTS
- LAKE IRRIGATION PUMP/MOTOR REPLACEMENTS
- MANORWOOD ENTRANCE NEW LANDSCAPE LIGHTING
- ENTRANCE SIGNS NEW LIGHTING
- PEDESTRIAN PATH IMPROVEMENTS – PHASE 2 (MYSTIC SHORES SOUTH AND OVERLOOK PARK)
- IRRIGATION WELL PUMP REPLACEMENT

UPDATED WEBSITE

Stonewater HOA website stonewatersub.org is your go to for most HOA information:

- ACC, meeting information and how to contact the property manager.
- Parks, walking trail maps and how to find a dog station.
- Lakes information from access to the private beach and boat launches, to managing your shoreline. Even what you need to know about our 100-Year Flood Plain Restrictions.
- One stop for everything ACC... forms, checklists, etc.
- Governing documents – All homeowners should be aware of our terms and conditions.



NEW SOLAR ENERGY POLICY STATEMENT

ROOF MOUNTED SOLAR ENERGY SYSTEMS - SOLAR PANELS, TILES, OR SHINGLES

- ✓ THE SOLAR ENERGY SYSTEM SHALL NOT EXTEND ABOVE OR BEYOND THE ROOF OF THE HOME BY MORE THAN SIX (6) INCHES.
- ✓ THE SOLAR ENERGY SYSTEM SHALL CONFORM TO THE SLOPE OF THE ROOF AND HAVE A TOP EDGE THAT IS PARALLEL TO THE ROOF LINE.
- ✓ THE SOLAR ENERGY SYSTEM HAS A FRAME, SUPPORT BRACKET, OR VISIBLE CONDUIT OR WIRING THAT IS SILVER, BRONZE, OR BLACK TONE, WHICH IS COMMONLY AVAILABLE IN THE MARKETPLACE.





TREASURER'S REPORT

KURT WESTERMANN

The background is a light blue gradient with several realistic water bubbles of different sizes scattered across the top and bottom edges. The bubbles have highlights and shadows, giving them a 3D appearance.

TREASURER'S REPORT

- 2023 AUDIT
- CURRENT FINANCIAL RESULTS
- NEXT YEAR'S BUDGET
- LONG-TERM FINANCIAL PLAN

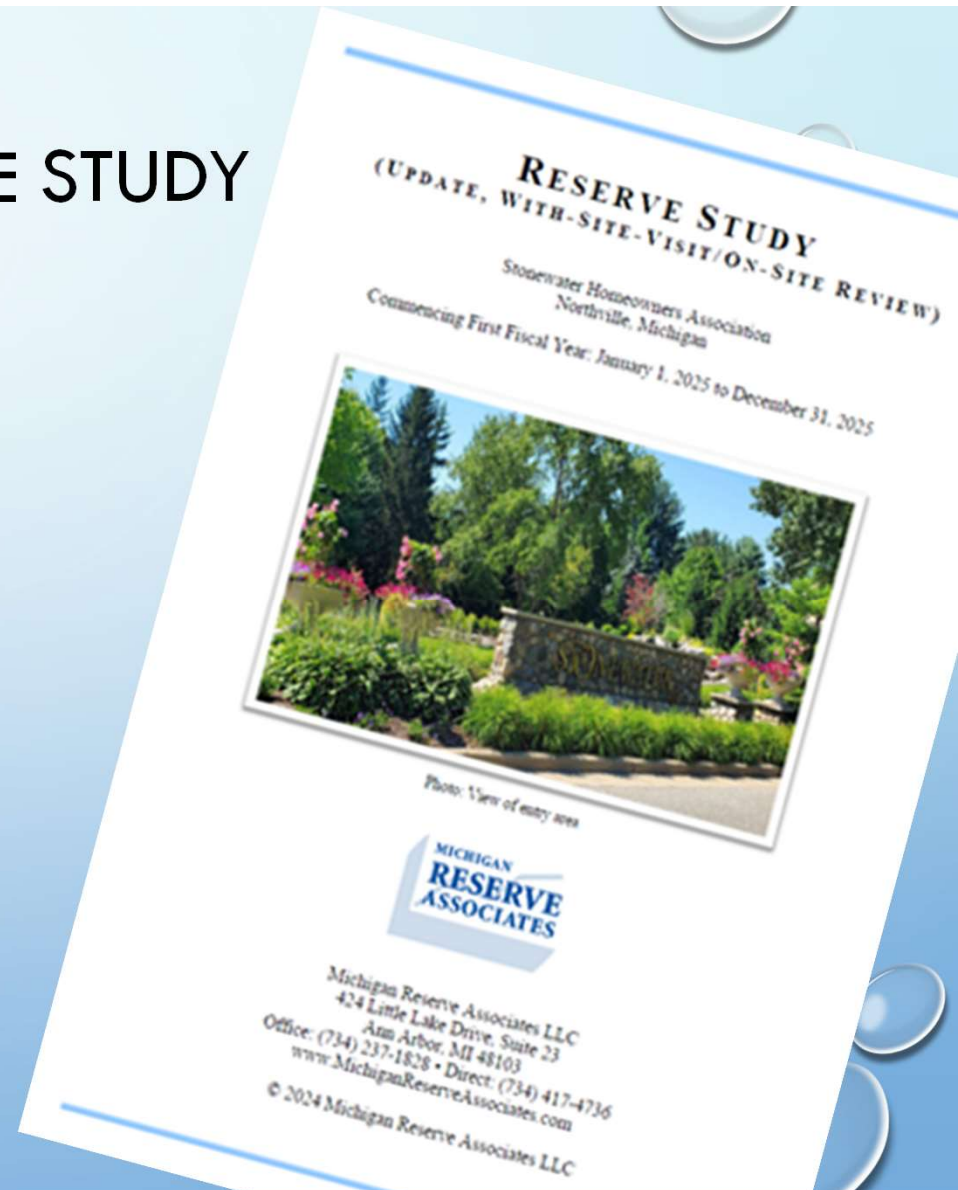
CURRENT YEAR FORECASTED RESULTS

STATEMENT OF REVENUE AND EXPENSES			
	2024 F	2023	Variance
INCOME	754,530	752,444	2,086
EXPENSES			
General & Administrative	101,105	98,442	2,663
Utilities	68,109	52,428	15,681
Grounds Maintenance / Landscaping	231,525	187,592	43,932
Infrastructure Maintenance	201,715	146,108	55,608
OPERATING EXPENSES	602,454	484,570	117,884
Operating Cash Flow	152,076	267,874	(115,798)
Transfers to/from Reserve	205,000	190,000	15,000
CASH FROM OPERATIONS	(52,924)	77,874	(130,798)
CHANGES IN RESERVE FUND			
	2024 F	2023	Variance
Reserve Fund - Beginning Balance	(42,653)	(89,311)	46,658
Interest on reserve	8,124	641	7,484
Transfers In	205,000	340,000	(135,000)
Total Reserve Funds Available	170,471	251,330	(80,858)
Less: Reserve Expenses	(190,997)	(237,357)	46,360
Reserve Fund - Ending Balance	(20,526)	13,972	(34,498)
CASH TO(FROM) RESERVES	22,127	103,283	(81,156)
LOAN BALANCE	217,189	299,317	
NET RESERVE ASSETS (CASH)	196,663	313,289	

- 2024 Operating Expenses are forecasted to exceed 2023 due to many 2023 priority projects deferred to 2024; and inflationary cost increases for utilities, and from our contractors.
- The 2023 projects carried over were funded by Operating Fund equity.
- Inflationary costs were offset by deferring lower priority projects to 2025.
- The Reserve Fund Assets are projected to meet the 2024 Reserve Study target.

2024 RESERVE STUDY

- Professional Reserve Study is commissioned every 3 years to develop our funding plan for future major repairs and replacements.
- The average project cost increased 39% from the previous 2021 study.
- Therefore, the annual contributions to the reserve fund require an significant increase to fund future reserve projects.



2025 ANNUAL BUDGET

Statement of Revenue and Expenses

Income		<u>% Income</u>	<u>Per Lot</u>
Total Income	819,400	100%	1,933
Operating Expenses			
General & Administrative	113,015	14%	267
Grounds Maintenance / Landscaping	250,674	31%	591
Infrastructure Maintenance	140,003	17%	330
Utilities	70,250	9%	166
Total Operating Expenses	573,942	70%	1,188
Operating Cash Flow	245,458	30%	579
Total Transfers to Reserve	257,000	31%	606
Cash from Operations	(11,542)	-1%	(27)
Reserve Income / Transfers			
Total Reserve Income / Transfers	267,081		
Total Reserve Expenses	90,199		
Cash to/(from) Reserves	176,882		
Reserve Assets	240,549		
Loan Balance	216,953		

- 2025 Annual Assessment of \$1,925 includes a \$175 increase to help fund our major repair and replacement (Reserve) projects and cover the cost of inflation.
- A significant amount of our operating costs are tied to long term contracts, which have been recently updated to market rates.
- 2024 Reserve Study now includes the accumulated inflationary costs since 2021. This accounts for 70% of the annual contribution increase.

LONG TERM FINANCIAL PLAN

The Board has established the following strategic goals in conjunction with our long-term financial plan:

- **Fiscal Responsibility** - Make sure we get what we pay for and pay for only what we need. Ensure contractors provide quality and service befitting a luxury home community at a fair price.
- **Problem Resolution** - Resolve systemic issues by defining the root cause first. Studying the issue before spending.
- **Project Prioritization** – The Board shall allocate resources in alignment with Association's vision and goals.

LONG TERM FINANCIAL PLAN

	2023 Actual	2024 Forecast	2025 Budget	2026 Plan	2027 Plan
Revenues	752,444	754,530	819,400	851,200	851,200
Operating Expenses	484,570	602,454	573,942	545,042	542,642
Net Revenue after Oper. Exp.	267,874	152,076	245,458	306,158	308,558
Less: Transfers to Reserve Fund	(190,000)	(205,000)	(257,000)	(303,000)	(308,500)
Net Cash From Operations	77,874	(52,924)	(11,542)	3,158	58
OPERATING FUND	146,088	93,164	81,622	84,780	84,838
<i>Percent of Annual Assessment</i>	19%	12%	10%	10%	10%
RESERVE ASSETS	256,664	196,663	240,548	350,145	408,257
TARGET/MINIMUM ENDING BALANCE	245,085	200,000	240,192	348,094	406,298
VARIANCE TO TARGET	11,579	(3,337)	356	2,051	1,959

REMINDERS



- **ANNUAL ASSESSMENTS ARE DUE ON JANUARY 1ST.**
- Members should receive their annual assessment invoices by **November 15th.**
- Contact Metro Group Management Company if your invoice is not received by **December 1st.**
- Late payments are subject to additional charges to recover our cost of collection.

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COMMUNITY FORUM

QUESTIONS, SUGGESTIONS, AND COMPLIMENTS ARE WELCOME!