

Sterling Gate Homeowners Association, Inc.  
Annual Meeting  
Date: 5/20/2021  
6:00PM

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Board members in attendance for meeting held at the Tennis Courts: Josh Schlup, Pat Lozito, Sally Hart, Steven Lund, Joshua Browning, and Jenny Templin representing Neighborhood Management, LLC

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- I. Call to Order: 6:03 PM
- II. Introduction
  - a. All Board Members introduced (Josh S. speaking)
  - b. Discuss time left on terms.
    - i. Josh S. and Pat are rolling off.
    - ii. Sally's seat will be up next year.
    - iii. Josh B and Steven will be up in two years.
  - c. Talk about the boards role and that we are volunteers.
  - d. Spoke of the broad members actions/accomplishments.
  - e. Set the ground rules for the meeting and review the Agenda.
- III. Old Business
  - a. High Grove Entrance
    - i. The dead trees were removed and planted magnolias in their place.
      1. Survey for that got 150 responses.
      2. Did the assessment for that and kept it within the budget?
  - b. Electrical Panel in the clubhouse was replaced within budget.
  - c. Updated the Pump Room Equipment in the Pool
    - i. On the PCC side – but helps and in process.
  - d. Playground pea gravel installation
    - i. Took out the old mulch and changed it over.
    - ii. \$2,000 for gravel, about \$450 to rent the bobcat to do it ourselves.
    - iii. Did a neighborhood workday – but only the board attended and worked.
  - e. Pressure washing of white fence at walking trail has been approved.
    - i. Pending schedule date
  - f. The board has stayed in contact with the Developer of the Enclave.
    - i. Been talking with him to ensure we are keeping in touch with him as to what is going on.
    - ii. There will be 67 new homes there.
    - iii. A lot of common property coming from that area (retention pond/pass through walking area as well
  - g. New Sterling Gate Website – Sally discussed
    - i. This was launched to help drive communication throughout the neighborhood. Sally discussed the goals of the website as well as went over things the website can do. Sally requested that any present owners give their email address tonight at the meeting so that they can be signed up.

- IV. Financial Review & 2021 Budget – Steven
  - a. See copy of the budget for specific reference.
  - b. Steven Lund discussed the 2021 dues increase and reasons why it is needed. We do think this can sustain for a bit.
  - c. Steven discussed the delinquency and collection rate of the past years' dues.
    - i. As of Tuesday, May 18, 2021 there was still \$12,000 uncollected dues from the budget.
    - ii. Last June 30, 2020 we had \$25,000 uncollected dues.
    - iii. As of April 2021, we are sitting at \$26,000 uncollected dues, but only \$11,000 of that is from 2021.
  - d. Over \$4,000 was saved when the Board spread the pea gravel out in the playground during the Community Work Day.
  - e. \$1,500 was saved from the Board installing the Christmas lights in the community during the last holiday season.
  - f. Board members pressure washed the pool equipment and deck to save money.
  - g. Steven discussed that the website was paid for at the end of March.
  - h. Steven discussed the importance of the website to curb printing and postage fees that are incurred for community mailouts.
    - i. The mailing for the annual meeting was \$974.
  - i. Steven discussed the clubhouse and its availability for private events for all owners in the community.
  - j. Steven discussed examples like the tennis courts and decorative street signs that need maintenance in the near future.
  - k. Steven discussed that the compliance inspections had to be suspended to the cost of them. The dues increase allows for these to resume.
- V. Election of two new Board Members
  - a. Ballots were turned in and votes tallied.
  - b. Quorum was achieved with 60 individual lot owners casting votes.
  - c. Voting Totals
    - i. Scott Machovec – 35 votes
    - ii. Howard Jones – 32 votes
    - iii. Von Ellis – 21 votes
    - iv. Steve Gardner – 10 votes
    - v. Karen Lansdell – 9 votes
    - vi. Irene Lanca – 4 votes
    - vii. Santrice Johnson – 1 vote
  - d. Two new board members elected are Scott Machovec and Howard Jones serving three-year terms.
- VI. Upcoming Community Goals – Josh B., Steven, and Sally
  - a. Purchasing the field at the High Grove Entrance
    - i. Mary gave us a hard no on that for now.
  - b. Researching the pool resurfacing (swim and tennis club)
  - c. Repurposing the tennis courts
    - i. These have been given back from the Swim and Tennis Club to the neighborhood
  - d. Update the entrance to Cedar Grove (get some electrical outlets)
  - e. Updates to the High Grove entrance planned.
    - i. Get some lighting on High Grove.
  - f. Get all the sign posts/street lights repainted.
  - g. Stop and street signs (some need replacing)

- h. Gazebos need re-staining and/or repaired.
- i. Upholding the covenants
- j. Walking trail repairs
- k. Replace the wood in the benches in the playground.
- l. Add some lights to the playground.
- m. Shade on the playground
- n. Changing tables in the clubhouse bathrooms
- o. Social committee
- p. 10% increase back into the documents – board wants to keep it at the 10% of lower but the costs to update the paperwork was not in the budget this past year.
- q. PCC voted to open the pool to non-members for part of the clubhouse rental starting at 4PM on Wednesdays and Sundays for a 4-hour rental.

VII. Open floor for Community Ideas

- a. Set an X in place for people to come stand in line to speak and address ideas/concerns for the Board to answer if able now or take under review for the next season.
  - i. Questions
    - 1. Ken - Will the two sides ever connect?
      - a. This is a city issue and not a Board issue. The cost of the tunnel that is needed is not one that any developer can bear.
    - 2. Ken - Will there ever be grass planted in the center island at the High Grove entrance?
      - a. The Board will investigate this. It may be that there is too much shade for grass to grow there.
    - 3. Brian - Community was told at last meeting that the community would be able to vote for the mowing of the field. That never happened. Why?
      - a. The Board decided to not have a vote. The mechanics of the meeting last year were done incorrectly, and that vote should not have occurred.
    - 4. Brian - Why was the 10% not brought to a vote?
      - a. It is extremely expensive to change the covenants – and we did not have the budget to consider changing the covenants.
    - 5. An owner asked why his landscaping company was not allowed to bid for the community landscaping services.
      - a. Three bids were obtained, and Steven's Wack-N-Sack was by far the least expensive.
      - b. We were not aware there were any companies in the neighborhood.
    - 6. An owner mentioned that it is a pet peeve to see a ton of signs in the neighborhood, however she wanted to know why there were no signs posted to boost turnout for the HOA meeting?
      - a. Steven stated that was his call since it is against the covenants to have yard signs and the board did not want to be hypocritical.
    - 7. An owner thanked us for cutting the field so that there would be less mice/snakes in the area.
    - 8. An owner asked if we were paying the insurance on the field.
      - a. Yes, we are, we have a signed letter (located in the documents on our website) from Mary giving permission to use the field.
    - 9. Jill – I used to be on the pool committee, and firstly I want to say thank you to the board members.

10. Jill – I have some ideas for future community events.
  - a. Community wrapping event at Christmas (especially moms and grandmas), mother/daughter gingerbread houses, knitting club.
11. Jeff- asked for clarification on the Special Assessment and whether another one is being assessed in 2021.
  - a. There is no Special Assessment in 2021.
12. Jeff- brought up traffic dangers at the Cedar Grove entrance.
  - a. The Board suggested getting the city council members involved.
13. Lynn – I want to say thank you for what you are trying to do, do not get too discouraged when asking for volunteers – a lot of the demographic do not have young children anymore. As far as the covenants are concerned – there are things that are not being enforced (basketball goals, etc.) There are people with the trash cans that are not hiding their trash cans – some of us have the fence – but not everyone – some people are putting them in the driveway. I do not have an issue with the due increase if we are seeing the results – do not sit and let it fester – there is a light out on high grove. Use the tennis court for basketball/pickleball.
14. Lynn - asked if renters are given copies of the covenants and who’s responsibility is it to make sure the tenants are obeying the covenants.
  - a. The homeowners are responsible.
  - b. Violations would go to the homeowners – there is no guarantee they are getting a copy of the documents.
  - c. Adopting a fining policy is a top priority for the next Board. This will help enforce the covenants.
15. Speaking of the clubhouse - we are trying to get it to the members free of charge for community events. We as the board want to see more community events and gatherings and feel that clubhouse would be a great location for some of these.
16. An owner asked if the amount for the pool dues change since the tennis court is coming out to the neighborhood?
  - a. We are not sure what that will look like right now, we have not gotten to that point yet. Pool memberships are dropping so we need to ensure that enough funds are being collected so that the pool can support itself.
  - b. The pool dues will not be able to resurface the pool and the tennis courts.
17. An owner asked us to address the flooding issue at Cedar Grove and the dredging project that is to take place.
  - a. Flooding during the rain – talk to the city – thank you to those that did reach out to the city when there was flooding. It helped a lot to get the developer out there to help clean up quickly. He is going to dredge just the area down by him.
  - b. The city is staying on top of the developer to get this done. The dredging will need to be done all over the community due to the silt and rubble having traveled far from the construction site.
18. Irene - having a lot of issue with the flooding and mudslides from the developer’s new work.
  - a. The rocks and rubble and mud came down recently.
  - b. The rest does need to be dredged.
  - c. “Fussed at” Steven’s Wack-N-Sack to clean out a bit 6 years ago when I moved in

d. Trees are falling into the ditches.

19. Irene – stated having issues with someone walking their dog and not cleaning up after them.

20. Matt – lives on the corner – ditch does need to be dredged with the HOA. He thinks HOA funds should be used to address the drainage issues in the community.

a. The Board stated that a Reserve Study is being looked at for the community.

21. Matt- also stated a concern that if people do go to the city regarding trying to get the road paved between the neighborhood and 44, that people will start cutting through the neighborhood.

VIII. Announce Official New Board Members

a. Two new board members are Scott Machovec and Howard Jones

IX. Meeting Adjournment: 7:33PM