

Stonebridge Cluster Homeowners Association
Board Meeting Minutes
Tuesday, January 6, 2015, at 7:35PM MT
MPM Office and Via Conference Call

MEMBERS PRESENT: Rich Buckley

MEMBERS PRESENT VIA CONFERENCE CALL: Bonnie Hardy, Dale Smirl and Greg Bourne

NOT PRESENT: HB Juengling

ALSO PRESENT: Dan McNeill, Managing Agent and Sara Thurston McNeill, Secretary to the Meeting

- I. Roll Call. With four of five Board members present either in person or via conference call, a quorum was established. Rich Buckley called the first organizational meeting of the 2015 Board of Directors to order immediately following the Annual Meeting.

- II. Review and Approval of the Minutes of the February 18, 2014, Board Meeting. Management drafted and distributed these minutes to the Board for review. Some suggested changes were incorporated and then redistributed to the Board. There being no further changes, there was a MOTION: TO APPROVE THE MINUTES OF THE FEBRUARY 18, 2014, BOARD OF DIRECTORS AS PRESENTED. The motion was duly seconded and carried unanimously.

- III. Review and Approval of the Minutes of the NOVEMBER 24, 2014, Board Meeting. Management drafted and distributed these minutes to the Board for review. There being no further changes, there was a MOTION: TO APPROVE THE MINUTES OF THE NOVEMBER 24, 2014, BOARD OF DIRECTORS AS PRESENTED. The motion was duly seconded and carried unanimously

IV. Election of Officers. The next order of business was the Election of Officers. There was a MOTION TO RE-ELECT THE CURRENT SLATE OF OFFICERS TO THE SAME POSITIONS FOR 2015. The motion was seconded and carried unanimously.

The positions are as follows:

President	Rich Buckley
Vice President	Bonnie Hardy
Secretary / Treasurer	HB Juengling

V. Other Business. The roof on Unit #11 (Nina Stephen) is in dire need of replacement which is the owner's responsibility. The roof was not replaced by Horn Brothers during the roof replacement project conducted by the association in 2007 and needs to be done this year. The Board plans to send out immediate written notice that the roof would have to be replaced in 2015 using the identical product as the other Phase I roofs. Bonnie stated that she had spoken to Nina in the summer when she was getting bids on the Phase II roofs. Nina had indicated that she was also planning on getting other bids from other contractors and had set aside money for this project. Bonnie requested that before a notice is sent out to Nina that she would contact Nina to get an update.

The Board discussed the expenses related to fence repairs for the units in Phase I, as incurred during the painting project this past summer. Bonnie prepared and distributed detailed spreadsheets detailing the costs for labor and materials. The work was done by LHC Construction, a local contractor, with a great deal of oversight by Bonnie. Total costs for the bill backs to owners are \$5878. After detailed discussion, there was a MOTION: TO HAVE THE ACCOUNTANT BILL BACK THE APPROPRIATE OWNERS FOR THE WORK COMPLETED ON THEIR BEHALF, NOT TO EXCEED \$750 PER UNIT. The motion was seconded and approved unanimously.

Bonnie Hardy was re-appointed as the Landscaping Committee Chairperson. Rich Buckley and Dale Smirl were re-appointed to the Legal Committee.

The next Board Meeting will be the Spring Walk Through; management will schedule this by email. Dale will be in residence for five days in April and hopes to be able to attend.

Bonnie noted that she has the last phase of tree removal work slated for May.

A special meeting of the homeowners is planned tentatively for August.

VI. Adjournment. There being no further business to come before the Board, the meeting adjourned at approximately 8:20PM.

Respectfully submitted,

Secretary to the Meeting