

MINUTES OF THE STONE HARBOUR HOMEOWNERS ASSOCIATION
BOARD MEETING HELD JANUARY 12, 2017

Those present were Brian Sloan, Ron Williams, Jeff Tate, Chad Adams, Dana Tant, & Kim Caldwell, along with Jody Barber and Warner Johnson Property Managers with Duckworth-Morris Realty Co., Inc.

Mr. Johnson called the meeting to order. A discussion was begun regarding current issues within the community. It was determined that the board would wait another month to be concerned with Christmas lights and a trailer that has been in a driveway. It was suggested that 3 letters be sent to residents regarding potential violations. 1) A resident needs to clean up his yard. 2) A resident needs to keep his garage door closed. The primary reason for these letters is to help keep up the appearance of the neighborhood. A third letter was recommended for a busted sewer cap on a satellite lot..

Discussion began on mowing the satellite lots. A policy was discussed regarding what would happen if residents failed to mow their lots on a regular basis. Mr., Johnson proposed that the current landscaper be contacted to see what kind of price he would offer on mowing the satellite lots so that the service could be offered to the residents. The board wants to pursue having unmowed lots mowed by the landscaper and back charged to the residents who do not do these themselves. Duckworth will contact the landscaper to discuss this scenario.

Discussion was started regarding the possibility of using one of the vacant lots for a community garden. Chad Adams will approach a vacant lot owner about using one of his vacant lots for this purpose and will get back to the board

Mr. Barber began discussion about the budget proposed at the Annual Meeting. The budget was approved with lot fees being set at \$225 for 2017. Dues letters will be mailed to the residents. The board would also like the \$5000 reserve fund that the HOA has to be placed into Duckworth-Morris' Trust Account. Lisa Price (former treasurer) will be contacted to make these arrangements.

There was discussion about adding HOA Documents to Duckworth Morris' website for the Stone Harbour HOA. Duckworth-Morris will work to get the website updated as soon as possible.

There being no further business, the meeting was adjourned.

STONE HARBOUR HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING

By: *Jody J Barber*
Jody Barber

JB:aa