

MINUTES OF THE STONE HARBOUR HOMEOWNERS ASSOCIATION  
BOARD MEETING HELD NOVEMBER 16, 2016

Those present were Jeffrey Bittinger, Brian Sloan, Lisa Lori Crowe, Lisa Price ,  
along with Jody Barber and Josh Thompson Property Managers with Duckworth-Morris Realty Co., Inc.

Mr. Thompson called the meeting to order. Mr. Thompson stated that the Board needed to finalize a budget for the upcoming year. A Board member presented the previous year's bills to the management company and the financial responsibilities of the Association. The Board had previously met and decided that the fees would increase \$30.00 for 2017. This will help cover the expenses and this will cover the cost for hiring the new management company. Josh Thompson with Duckworth-Morris stated that they would keep an eye on the expenses and communicate with the Board to discuss where the Association stood on spending throughout the year. The dues for the upcoming year will be increased to \$230.00.

A Board member stated that they would like for the management company to drive around in their neighborhood and start gathering information concerning homeowners who are in violation of the Covenants and Restrictions. Mr. Thompson stated that Jody Barber would drive around the neighborhood and report back to them in the near future. Mr. Thompson stated that once the information was gathered they would report back to the Board and the Board could determine the next step. A Board member stated that it's important to uphold the Covenants and Restrictions to help keep Stone Harbor an attractive neighborhood.

A Board member suggested that a nominating committee be formed to help form a 2017 Board. Mr. Thompson stated that the documents do allow a nominating committee to be formed but the appointees needed to be appointed by a Board member. A Board member made a motion to nominate a nominating committee and Mr. Thompson stated that the nominating committee needed to report back to the management company with names of individuals who wanted to serve on the Board. The nominating committee stated they would begin the process as soon as possible.

A Board member suggested that the Board, along with the management company, set up a time and date for the annual meeting. Mr. Thompson stated that the annual meeting needed to be held in December in order to get the minutes out to the homeowners for the 2017 budget year. The Board suggested Carroll's Creek Baptist Church as a location for the annual meeting because they had held it there in the past. Mr. Thompson said he would confirm with Carroll's Creek Baptist Church a time and date for the meeting. Mr. Thompson stated that Mr. Jody Barber would send out the required information for the meeting and each homeowner should receive a notice along with a proxy notice.

There being no further business, the meeting was adjourned.

STONE HARBOUR HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS MEETING

By: \_\_\_\_\_

  
Jody Barber