

Old Stone Ranch Homeowners Association
Minutes of the Annual Meeting
Saturday, November 9, 2019
Old Stone Ranch Ramada

Board Members Present: Mr. Terry Feehan, Mr. Randall Cameron, Ms. Nicole Hamming, Mr. Chuck Meyers, Mr. Harlan Stork and Special Board Appointee Mr. Bryan Bowles.

Snow Property Management Present: Mr. Dustin Snow, Community Manager, and Ms. Leslie Morand, Community Manager Assistant.

There were 33 homeowners present in-person and 87 by proxy. Thus, a Quorum was certified.

Having the necessary Quorum, the meeting was called to order at 9:05 AM.

The November 17, 2018 Annual Meeting minutes were presented to the Homeowners, received unanimous assent, and were accepted.

Election of Directors.

- Two positions were open this cycle and advertised in the mailed and emailed meeting notice to homeowners. One open board position resulted due to term expiration for the position held pro tem by Mr. Stork after an earlier 2019 board member resignation. The second position was to replace Mr. Meyers, who resigned for personal reasons. The original notice also sought volunteers to fill the positions. A second mailing and email to homeowners provided the names of two volunteer nominees. Two independent, non-related homeowners, volunteered to count the returned ballots for the two open/opening board positions, the results were:

Mr. Harlan Stork, 87 votes
Mr. Brian Bowles, 74 votes
Write-in candidate, Stephanie Tumbleston, one vote
Write-in candidate, Harry Drapjuch, one vote

- Based upon voting results, Messers Stork and Bowles were offered and accepted Board positions. The Board also recognized the very significant contributions and leadership of Mr. Meyers across all aspects of the association's operating functions. Specific recognition was given for Mr. Meyers' leadership on the Wall Project, Finances, and management company transition.

President's Report:

- New Management Company: The board announced the official transition from Snow Property Services to Arizona Community Management Services. The transition started

on November 1, 2019, with a one-month overlap to assure a smooth transition by November 30, 2019. A description of the management company selection process was provided and how the new management company was determined to be both best-qualified and best-value. The board offered Snow their thanks for past support and professionalism during the transition.

- Committees: The board expressed gratitude for the increase in participation in the Architecture and Landscape Committees and committed to board leadership of standing committees. The board also described the addition of the Wall Committee as a sub-committee under the Architecture Committee to provide specific oversight of the project. Finally, the board expressed an interest in potential additional committees for finance, social, and information technology. The additional committees will be discussed at monthly meetings throughout the year.

- Changes to Banking Services. The board described the transition of Association finances to a new account system with Alliance Association Bank to begin early in 2020. This consolidation is being done because 1) funds in excess of the FDIC limit of \$250,000 can now be deposited in a single bank and still retain full FDIC coverage, and 2) the Board is also correcting previous decisions to have funds deposited in non-interest bearing accounts.

- Budget. A 2019 budget had been mailed and handed out with an incorrect title that implied it was a full-year budget. While the annual budget amounts shown were correct, the expenses to date only accounted for expenditures through September 2019. The incorrect title gave a false impression of a budget excess greater than \$100,000. The board reminded the homeowners that the Association had taken \$59,000 from the Reserve Account to pay the many-year delinquent property tax bill and that there were still three months of bills unaccounted for in the budget summary. The board stated that they will be working with the new management company to prepare a 2020 budget that is fiscally conservative, but provides adequate funding for property and equipment maintenance and to maintain the appearance of our common assets.

- Community Wall Repairs. The Board announced that the two necessary contracts had completed legal review and were ready to execute. One, with EmpireWorks, for damp-proofing, priming, and painting of walls should begin in December, 2019. A second, with Sargon, for block wall repair and replacement should start in late January 2020. The estimated cost is \$484,000 and is to be paid from a combination of settlement funding resulting from the Association's arbitration with Shea Homes and Reserve funding, and Homeowner contributions. At this time, no special assessment is dictated.

- New High School. A new high school is to be built by the Chandler Unified School District on property bordered by Gilbert Road, Brooks Farm Road, and the Associations property. Through outreach with school planners, the Board was able to extensively collaborate of project planning. The School District Superintendent currently supports an Association influenced plan that places the football stadium along Gilbert Rd, has a

greenbelt along Association property, includes roadway to support 300 parent/student drop-off cars on property, has a block wall and trees along Association property and a wrought iron fencing on Gilbert and Brooks Farm.

Open Forum: Homeowners asked three items unrelated to the above topics:

- Why were flowers not planted during the past Spring season? The Board explained that during the Spring planting season they were seeking a separate contract to repair the planters and attached signage. Unfortunately, vendors stated it was a major masonry repair effort and the decision was made to add the scope-of-work to the Wall Project. The flower decision was not revisited by the board, as the information was received well into the Summer heat.

- Why doesn't the Association have flags displayed at our main entrances during federal holidays? The Board explained that no provision (pole stands) exist in our fences and associated grounds. Likewise, manpower to place the flags and a storage location does not exist. A homeowner noted that the flags at some other associations have relationships with private organizations that perform the work. The Board tabled the item to possibly be worked by a new Social Committee.

- What can be done about parking along the roadways, especially Old Stone Circle? The Board discussed that parking restrictions for trailers, work vehicles, campers, and other large vehicles was being enforced. Likewise, specific homeowner concerns with people frequently parking in front of other residences or in common areas was also addressed. However, the current feeling of the Board, and homeowners at previous monthly Board discussions, is that enforcement would require both a day and nighttime inspector and, therefore, proved unfeasible. Further, that such vigorous enforcement does not reflect the "friendly community" image desired.