

**Stonegate Woods Homeowner's Association
Board of Directors Meeting
January 21, 2010**

Board Members present: Allison Pohl, Jerry Balaban
Members Absent: Carole Lamb, Ali Senauer-Loge
Others Attending: Cathy Barzo, owner

Meeting called to order at 6:17 PM.

NO QUORUM - Discussion Only

I. Property Management Report – emailed to Board members (see attached)

II. Finances/Treasurer's Report (A. Pohl)

- Treasurer's report has been delayed because the bookkeeper is on vacation. The report will be emailed and made available at the next meeting.

III. Miscellaneous/New Business

- J. Balaban suggested the SWHOA Board again consider to construct "undulations" (not severe "road bumps") on Woods Circle in order to ensure that vehicles drive at an appropriate speed.
- Pohl discussed the ongoing problems our visitors have in locating the addresses of units in Stonegate Woods. As a solution, she raised the concept of "address posts" to be placed outside of each unit near curbs so that the address of each unit is clearly visible. After discussion, J. Balaban suggested the SWHOA Board consider a combination of visible "address plaques" and "address posts" - i.e., placing visible plaques on the fences of units for which posts would not be feasible. It was decided that board members give this some thought and explore options on the internet.

Meeting adjourned at 6:50pm Next scheduled meeting: February 17, 2010

Respectfully submitted, _____
Jerry G. Balaban

Stonegate Woods Homeowner's Association
Property Manager's Report
January 2010

Landscaping

ST Landscaping is providing their regular service. They have also renewed their contract for 2010 for the same amount per month. In addition, due to the ongoing issue of rats in the structures of 3040, 3042, 3044, 3050, 3052, and 3054 Woods Circle, we had them remove the tree from 3054 with the owners' permission. This tree was huge and too close to the property. It was allegedly creating a rat thoroughfare to the residences and, hopefully, this will solve the problem.

Siding

Jamco Construction started work on the most damaged carports in Woods Circle – the first driveway to the right – 3180, 3182, 3190 and 3192.

Woods Circle Lighting

I have been notified that the outdoor light fixture has been shipped.

Woods Circle Sidewalk Curbs and Address Numbers

The curb painting is complete. Allison has an idea regarding address numbers that she will discuss at January's board meeting.

3037, 3039, and 3041 Woods Circle

Kevin Klein, the owner of 3041 Woods Circle came over one evening in a panic. He was being flooded by something occurring in 3039 Woods Circle. I located the property manager of 3037 and helped them coordinate with Kevin. They immediately came and discovered that the toilet line had broken and there was two feet of water. I also helped them coordinate with the property manager of 3037. PHM, the managers of 3039, sent Servpro and are working with Kevin and Kit Boschken, the property manager of 3039 to fix the damage.

3026 Woods Circle Lamppost

Cathey reported that AT&T did a poor job of fixing the asphalt when they worked on the area around the lamppost outside 3026 Wood Circle. We have filed a claim with AT&T to fix the asphalt.

Respectfully submitted,
Steve Pohl