



*Stewart
Peninsula
Southshore
HOA
Meeting
Minutes*

*Monday, February
15, 2011*

The meeting was called to order by President Terre 7:15 p.m.

Present: Dave Terre (President), Mary Ann Hardy (Vice President), Lucinda Ruch (Secretary), Mark Warner (Treasurer), Mike Gonzalez (Compliance), Mike Hughey (Architecture Control Committee / Communications). **Absent:** Beth Rogers (Social Coordinator) and Renee Terre (Webmaster).

Open Forum: No additional homeowners joined our meeting. However there were 3 suggestions sent into the Board: 1) Move knockout roses to sandhill center island. 2) Have a calendar for decorations up & down (Other than on our Board's Yr At A Glance). 3) Move a branch at house that appears to be vacant (MikeG.). All 3 accepted as good ideas.

Year-At-A-Glance Calendar: The Board discussed the current month and next 90 days events.

- Yard of the month was presented – NA
- President’s Day – Up on Mon. David T. to take down by next weekend
- Send invoices by 3/1 for April 1st dues due
- Send newsletters by mid-April; Our comments to Mike H by 3/15; Send by 3/2; Suggestion to add 2 notes on the newsletter, “You should have received invoices by 3/1” and Go Green Comment: Ask for email addresses to receive invoices & newsletters. Be a good neighbor, help us cut cost.”
- Verified that Bern is still our registered agent
- Egg Hunt will be 4/23 10 AM; Beth will need volunteers to stuff eggs. Will address in next meeting with Beth.

Carry Over Items:

- **Welcome Letter:** Mary Ann to shared draft with Mike H. Mike H. shared new welcome informational letter with Board for input.
- We continue to recruit volunteers for our crime watch program in our neighborhood . No volunteers from the Annual Meeting. Dave & Beth are looking to expand this and find a leader. - Open
- Year-End Closeout Discussion List: Open – Target by Feb Meeting
 - Beth sent Lucinda the financial files for 2009 so Lucinda will review, copy onto a CD and then file in storage; Mike G to send . Burn 3 CD; Open 2009 & 2010Fin from BR
 - For 2010 files, 2 CD’s will be produced. Financials & Home Owner records by Beth. All communications – Minutes & Resales by Lucinda
 - Lucinda to added a folder for the Annual Meeting files so that it is easy to recreate each year. Renee sent all annual files to Lucinda. Mike H. will also send the softcopy of the newsletters to Lucinda.
- Website Update Required - Resale document references 3 attachments to download from our www, yet not apparent on www. Beth to identify changes. Renee to make changes. Open – Target by Mar Mtg
- Special Warranty Deed & Assignment of Landscaping Easements – Lucinda had questioned 2 items on the SPSHOA website that appeared to be duplicates since they have the same name, (she had received 2 realtors questions on this) and asked Renee & Beth to help explain the difference. Beth has resolved that they are not duplicates. We just need the labels clarified on the www. Open – Target by Mar Mtg

Meeting Minutes: The minutes for the Jan 10th meeting were approved. Dave made the motion. Beth seconded the motion.

Treasurer’s Report:

- The current checkbook balance is \$13,767.42 and all bills are current.

- 107 assessment payments have been received. 6 outstanding.
- Mark suggested an interest bearing account at current bank. If available at the current bank, unanimous approval to setup an account there. If not available there, then Mark to investigate options - Target Mar Mtg
- From Annual Meeting, we pushed to go “paperless” to reduce costs.
 - Lucinda to pass emails to Mike H. to update the Yahoo account.
 - All paper invoices will invite Home Owners to sign up for email invoices.

Covenants: Mike G. walked the board through the first ½ of the covenants and the suggestions he had compiled from the suggestions submitted to date. Each one was discussed, including the watercraft suggestions from the annual meeting and some items in our covenants that seem to be obsolete (e.g. served the purpose of the original builders). Several items were discussed from a viewpoint of how to balance adding some new opportunities to the covenants, put reasonable parameters around some of these items, and not create an overburden on compliance activities. Mike G. introduced the idea that Stewart Peninsula North HOA has Design Guidelines. There was general concensus that although some of our changes would be added to the covenants since they are more permanent in nature, the items with more specifics or more variations should be added to a new document, “Design Guidelines” that we could create after we get the covenants completed through the legal process. Mike H. brought up several examples of where having some guidelines would certainly help with responding to HOA questions and requests. The Design Guidelines can evolve over time as new questions come up and not cost the HOA legal fees to change the document. In summary, several decisions were made on each covenant item and the board agreed to move some items to a list for the new Design Guideline to be developed after finishing the covenants. Mike G. will take the lead on drafting the text to include in our covenants and email to the board prior to the next Board Meeting.

Mike G. outlined the voting process. There are still some clarification questions in to the attorney, but in essence the SPSHOA will have to have a 2/3rd's vote from the home owners to pass the change to the covenants. There will need to be a canvas committee formed to count the votes. The ballots will need to be mailed no later than April Wk 3 to allow 30 days to get the votes in and counted in time for the boating season.

HOA Common Grounds:

1. Columns – MA has a new bid. Mike G. to got another vendor to give a bid. \$450 for a single cols or \$900 for a double.
2. Per a Home Owner’s complaint about the entrance beds looking bare and yet, a quote for the landscaping at the two entrances is \$10K, the Board approved at the January meeting the ordering of seeds for March plantings. We thank the volunteers that help us with finding trays, racks and the planting – Beth, Mark Warner’s wife, Jane. We especially thank Mary Ann for providing about 1600 sq. ft. of her house for these shelves and lighting to start the seedlings. Mary Ann is nurturing these (~500) plants with daily watering and turning of the flats. The plants are sprouting great. We will need more volunteers in the Spring to plant them in the flowerbeds.

3. There was a short discussion on if these seedlings work, we really need about 600 pots instead of the plastic cups. Pots are more stable, but 600 would be a large expense to buy. Florist just throw theirs away when they make green plant arrangements. Lucinda has a source to get some free ones.

Compliance: No violations this month

ACC: No submissions this month

E-mail Responsibility: Mike G. will take responsibility for monitoring the SPSHOA e-mail account until the next board meeting.

Next Meeting:

- March 14 - Mike H. Major Goals: To finalize wording on 1st half of covenants and to discuss 2nd half.
- April 12 – Mike G.
- May 9 - Beth

New Items:

- Lucinda suggested new topic for the agenda will be documentation storage for easy collaboration throughout the year – To be covered in April Meeting

Adjournment: Dave motioned a move to adjourn the meeting at 9:58 p.m. and was seconded by Beth.