

2023 Meeting minutes: Held 2/5/23 at 2pm.

Lou introduces board to attendees and thanks Kevan for his term as Secretary.

Minutes from the 2022 meeting which were sent in the packet email for consideration are approved with objection.

Ellen Stalling of Riverwave provides info on possibly providing Fiber to STF. Flyer provided in prior email and at meeting Email to determine interest will be sent to neighborhood after meeting, results will go directly to Riverwave. Initial mention was STF would need enough people participating and it would be a \$1200 hookup per home owner who did to run from street to home. Monthly prices are on flyer and include fiber router.

President Lou Nettina presents the President's report:

- Reminder about speeding in the neighborhood.

- Reminder of barking dogs in the evening and dogs loose in neighborhood not on personal property.

- Thanks to the members of the social committee, SARC, beautification, and pool committees for their efforts on the behalf of the neighborhood.

Financial summary provided with pre-meeting packet. Mike presented the financials to the neighborhood identifying over/under budget items.

Mike moved in to 2023 budget. As part of that discussion opened the floor on ideas for reopening the clubhouse. Board presented idea for 2 week notice for events on the clubhouse. A question was asked about alcohol in events and the legal issues were discussed. Summary is board wants to open it up responsibly but since post cleaning is being paid by community the idea is that allowing people notice on attending community events is fair. Plan is to adjust as we see how things work.

Mike discussed full 2023 budget and opened floor to questions.

- Question asked about if residents could get add on driveway cleaning by the vendor of neighborhood at their own expense. Lou said board would see if vendor was willing to offer this service.

Lou spoke on the backstory of the gate and why it was needed to be replaced due to 3G service being sunset plus lighting strike. Lou noted that a surge protector has been added to gate electronics to protect it in the future.

Lou spoke on road funds. The road funds have been separated from operating account and general reserve funds. STF now has operating account, interest earning road fund account, and an interest earning general reserve fund.

Lou noted 170K in road reserves and last quote was 285K. Discussed road needs its final 2.5" final layer that developer did not complete. Board hopes based on reserve vote to get reserves up and complete by 2025.

Lou discussed exterior fence which is concrete, which complicates cleaning, and that the board will be reviewing options on improving, cleaning, removing, replacing.

Lou provides history of reserve study that one was done in 2011 but that the leadership at time did not abide by it, current board is not sure why. Question asked if future increases would keep being needed. Board cannot predict all economic conditions, but the current projections do not call for that. Another study should be done in 5-7 years and see what the recommended course is at that time.

Leak at pool water fountain mentioned that it was repaired. Board believed winterizing was done by pool closing service, but it is not and was being done by Todd Trace which board did not know. Winterizing of that building has been noted for in the future.

Items looked to be covered by reserves include pool furniture, pool long term conditions, roads, clubhouse, etc.

Open floor of questions included will the funds be utilized effectively, maintaining quality standard of the neighborhood and home prices.

-Additional comments were to continue the increase in transparency

Reminder that HOA board meetings are welcome to be attended by all residents.

Matt Gambrell recognized and thanked Cam and George for clearing the path by the river.

Question asked if other landscaping vendors have been solicited. Lou stated yes 3 had been quoted and TPS was 30% cheaper but that fuel charges have led to increases.

37 votes in total of 55 STF lots quorum was met.

Vote to pass operating budget was unanimous.

Vote to raise annual reserve fund by \$1,000 – 25 votes

Vote to raise annual reserve fund by \$750 – 11 votes

No vote to raise annual reserves – 1 vote

President – Lou Nettina

Vice President – Mark Velthouse

Treasurer – Mike Erpenbach

Secretary – Greg Catevenis

Board Member – Ken Merritt