

Stoneridge Lakes Community Association Inc.

Minutes of Home Owner Association Meeting

Minutes of the Board of Directors meeting of the Stoneridge Lakes Community Association Inc., Rosharon, Texas, held at the Gazebo Park, in Rosharon, Texas, at 9:00 am on March 2nd, 2024.

I. CALL TO ORDER

Board member, Michael Balch, called the meeting to order at 9:00 am.

II. ROLL CALL OF OFFICERS

Board Members present are as follows:

Michael Balch, President

Randy Lane, Treasurer

Bailey Asquith, Secretary

III. OPEN FORUM

Welcome - Michael Balch welcomed everyone to the meeting and went over the agenda.

Previous Minutes - Bailey Asquith read the minutes from the previous meeting on 1/14/23. Minutes were approved.

IV. FINANCIAL REPORT

Randy Lane did not provide a physical copy of the financial report, but said that he would post the info to the website (stoneridgelakes48.com) along with the minutes from the meeting.

V. NEW BUSINESS

a. Resident questioned the discussion regarding chickens in the neighborhood from the previous meeting in 2023. Resident stated

that a new law was passed regarding chickens at residences. Randy asked for that info in an email so that he could look over it - resident said they would send it to him.

b. Randy began the open discussion about enforcing restrictions in the neighborhood. Multiple residents agreed that the bylaws/restrictions were outdated. An agreement was reached to look into the cost/process of updating the bylaws/restrictions before enforcing anything.

c. Residents suggested more meeting dates throughout the year - they stated that once a year did not feel like enough. Resident suggested 2-3 meetings a year to meet as a community.

d. Resident discussed the possibility of adding security to the neighborhood. Multiple residents stated that there is a lot of movement in the neighborhood between 1:00 - 3:00 am - including non-residents using the Gazebo park in the middle of the night and vehicles attempting to be broken into. Resident looked into Flock Security as an option for the neighborhood. Flock Security would cost \$2,500 a year and law enforcement would have access to cameras. There was discussion about fake license plates being on cars - but the system would pick up all license plates. Everyone would have access to Flock and it would be replaced quickly if destroyed. There was also discussion about adding a chain gate at the entrance of the Gazebo Park with a no trespassing sign. Other options for cameras were discussed - but only one resident would have access/would have to maintain and there would be a cost to connect to wifi and storage in a cloud.

e. Solicitors are a problem in the neighborhood - resident attacked on property. Discussion of signs placed around the neighborhood for trespassing/soliciting.

f. Randy asked for volunteers for Treasurer or Vice President. He can do the work for the bookkeeping - but he would like to get paid for the work. Randy explained that Board Members cannot get paid while serving on the Board. At this point - there were no new volunteers. Residents asked about the possibility of outsourcing the work - but that option is too expensive.

g. Residents discussed only bringing in \$15,000 a year from fees and that \$10,000 of that goes to lawn care. Dues can be raised, but that has to be voted on by 70% of the neighborhood.

h. Residents questioned the charge on mileage for going to the Angleton Post Office. Randy said that he charges less than allotted by the IRS. Resident suggested installing a mailbox at the Gazebo and using a 911 address instead of paying for a PO Box - but changing the address would be a challenge - just like moving.

i. Discussion started about not being able to use credit cards on the website to make payment for dues. Randy explained that nobody was paying the processing fee and that it was costing the HOA more money. Suggestions included adding the charge automatically for users on the website- not turning off payments online. Randy discussed that it was too difficult to transfer the payments - a resident said that QuickBooks should do it automatically.

j. Resident agreed to look into the cost of moving the PO Box to the Rosharon office or installing a mailbox at the Gazebo with a 911 address.

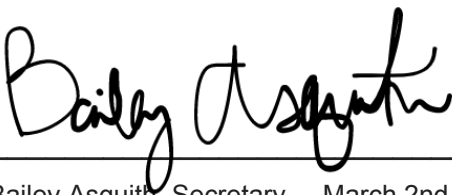
k. The vote for reelecting President and Treasurer did not take place at this meeting due to residents stating that they did not receive their invoices with info about volunteering for a position through the mail. Ralph Smith volunteered to run for any open position.

l. Residents were clearly upset about discussions involving the neighborhood - this involved arguing which was not solving any problems discussed. Michael Balch decided to end the meeting.

VI. NEXT MEETING DATE

The next meeting date was not set.

The meeting adjourned at 10:15 am.



Bailey Asquith, Secretary March 2nd, 2024