Stanford Court 2019 Annual Meeting:

December 4, 2019

11 voting members present, including proxies

1. Call to order at 6:08pm by Denise Bryant
2. Minutes
	1. Minutes from Board of Directors Meeting on November 8, 2018
	2. Accepted unanimously
3. Financials
	1. Toni from Beal Properties presented the financials for 12/1/18-11/30/19
	2. Cash on hand as of 11/30/19 in operating account is $19,962.28
	3. Reserve Account has a deposit of $850 per month and is used as collateral for the loan on the roofs and siding
	4. Construction Account has a balance of $4533.70 and is to be used toward remaining incomplete construction items
	5. Toni explained the varying costs of some of the items, and there was discussion about owner access to financial records
		1. Toni explained that board members get them each month, and any homeowner can contact Toni for an in-depth review of finances or copy of any vendor invoice
	6. Some homeowners are concerned about the high monthly HOA dues. Toni, Denise, and Sarah explained the need to increase the amount of money on reserve for the HOA. Owners were informed the annual dues for 2020 would remain at $425 per month.
	7. Deanna Stover moved to accept the financials, Stephanie Leary seconded
		1. Motion passed unanimously
4. Report of Officers
	1. Denise Bryant presented the items
	2. First item related to the brick tie issues on Buildings 1, 3, and 5
		1. Some of the bricks are separating from the walls and causing cracks
		2. Engineers think it is due to shifting foundations and clay composition of the soil
	3. Second item was the clubhouse and pool area
		1. Some homeowners voiced concerns about the appearance of the clubhouse
		2. Denise indicated we are getting a bid on the clubhouse the week of this meeting
		3. Previous quotes for decking the pool area are approximately $4000
		4. Toni and Denise reminded everyone that we should all have a key to the clubhouse, and inquiries about keys go to Toni
	4. Third item was the property insurance
		1. Toni and Denise explain that the property insurance increased by $6000 over previous year
		2. Part of the increase is due to hail damage claims in 2018
		3. Toni is still looking for other options to reduce the cost
	5. Fourth item was discussion of the new homes being built at the Philips event Center
		1. Everyone discussed our surprise at the trees across Camelot Drive being torn down one morning
		2. Denise, Sarah, and Toni informed the owners that Dayna Williams, another homeowner on Camelot Dr, has spearheaded a conversation with the City of Bryan about the plans
		3. Sarah and Toni mentioned a local meeting that occurred at the Philips Event Center where plans were shown to homeowners in the area. Toni has those plans for owners who want to review.
		4. There was discussion about golf balls coming onto the patios and through the windows of the homes facing Camelot. Denise said we are still communicating with the City about a fix for that.
		5. There is a possibility of a path to the Philips Event Center because a through street has been rejected at this point by the City.
	6. Fifth item was discussion of email list of homeowner names and contact numbers
		1. In the interest of being good neighbors and knowing who is coming on property, Toni said she would email the owners a list of other owners phone numbers and email addresses. This information will be opt-out, so owners who do not want their information shared with other owners should notify Toni of that .
		2. Toni will also send out a list of common vendors with their contact information so we can keep track of who comes on property.
		3. Toni will also send the phone number for the after hours emergency number for Beal Property Management, due to owner concerns that Beal was not available after hours
5. Nominations
	1. We needed to fill two positions – one Board of Manager position and one vacant position
	2. Colton Miller and Stephanie Leary were nominated to fill the positions
	3. Both nominees were approved unanimously
	4. Denise reminded the Board that we have 9 days from the date of this meeting to convene and assign positions
6. Old Business
	1. No additional old business was presented
7. New Business
	1. First item was discussion about wood rats and wasps. Toni took notes and intends to address the issues.
	2. Second item was the cable wiring in Building One. Multiple homeowners have issues with internet access – it cuts out frequently. Suddenlink has come out and told the owners the wire needs to be replaced. The HOA’s position is that the wire belongs to Suddenlink and therefore Suddenlink should replace it. Toni agreed to reach out on behalf of the owners to try to resolve it with Suddenlink.
	3. Third item was the onboarding of new homeowners. Recent owners indicated they did not receive all HOA documents at or prior to closing. The HOA reminded homeowners that the documentation is sent to their realtors, and the realtor puts that information in the closing packet. Toni also mentioned Beal sends a “welcome letter” with contact information for Beal. Regardless, the new Board will discuss the matter and try to come up with a procedure that can be applied consistently to new homeowners.

Stephanie Leary moved to adjourn at 7:27pm. Colton seconded. All approved and meeting was adjourned at 7:27pm.

Respectfully submitted by Sarah Wilkinson on December 4, 2019.