

Stone Oak Homeowners Association Annual Meeting

October 8, 2019



Annual Meeting Agenda

1. Reading of 2018 Annual Meeting Minutes
2. Special Guests
3. Board of Directors Report
 - a. Board of Directors and Management
 - b. Landscaping & Lighting
 - c. Upper Passage Pool
 - d. State laws & ACC guidelines
 - e. Budgeting
4. Delinquencies
5. Violations
6. Election of Directors
7. Property Manager Report
8. Committees
9. Committee Report(s)
10. Items from the Floor (Survey Results)
11. Items from the Floor (Q&A)
12. New Business
13. Adjourn

Establish Quorum & Call to Order

President, Board of Directors

In the event a quorum is not present, 51 of 507 (10%), we have to convene the meeting.

A new call for quorum will be called, which only requires 35 of 507 (2/3 of previous 10%).

*per Stone Oak HOA By-laws.

Reading of 2018 Annual Meeting Minutes

President, Board of Directors

We ask that a motion from the floor be called to “dispense with the reading of the minutes and approve them as distributed/printed”

A second is required. A voice vote will be called, upon the second.

Board of Directors Report

Board of Directors

Board of Directors and Management

Changes/Expansion

- Directors
 - Bylaws set the board at 3
 - Goal is to expand the board to 5 or 7
 - Expansion requires a 2/3 vote of the membership
- Officer Positions
 - Bylaws give Directors the authority to establish officer positions
 - Directors elect officers to 1-year terms
 - Officers may be given some executive authority by the Board
 - Officers do not have a vote during Board meetings

Board of Directors and Management

Introductions

- Departures
 - Harley Groff, Vice President, Director
- Existing Board
 - Isaac Kishk, President, Director
 - Joe Fulwiler, Vice President, Director
 - Shannon Green, Secretary, Director
 - (Vacant), Vice President - Finance/Treasurer, Officer
 - (Vacant), Vice President - Management, Officer
 - Harley Groff, Advisor, Officer
 - Josh Wiegand, Advisor, Officer
- Management
 - Karen Vaughn, Goodwin & Company

Landscaping & Lighting

Main entrance & islands

- Maintenance
 - Landscaping contract has maintained line of sight specifications
 - Dense plants must not go above 18-24"
 - Trees must not go below 6" over the islands, and 8" over the street
 - Younger/smaller trees will be "thinned" out, as pruning too much that low will stunt growth
 - Overgrown grasses and very mature bushes removed
- The HOA landscaping contract only maintains the common area's right of ways, does not maintain homeowner's properties.

Upper Passage Pool

Seasonal Issues

- Rules
 - As residents, you have the authority to enforce the rules. However if you feel uncomfortable, contact a Board member or RRPD.
- Maintenance
 - No reports of water clarity issues this season (so far)
 - Water quality has always stayed within proper levels
 - Black Algae bloom has not been reported for three seasons now
- Repairs
 - Routine filter media exchange
- Temperature
 - Heated for lap swimming and comfort for active swimmers
 - Target temp is 82, however external factors will affect this.

Playgrounds

Maintenance and Improvements

- Top Rock Playground
 - Fencing removed to open the area up
 - Cave has a smaller dedicated fence around it
 - Future plans are to mulch a path, down-lighting from the trees, a couple picnic tables
 - New Mulch ordered/installed in the spring
 - More mulch will be ordered once weather cools off
 - Proactive ant control
 - New benches and picnic tables pending install (ETA November)
- Upper Passage Playground
 - New Mulch ordered/installed in the spring
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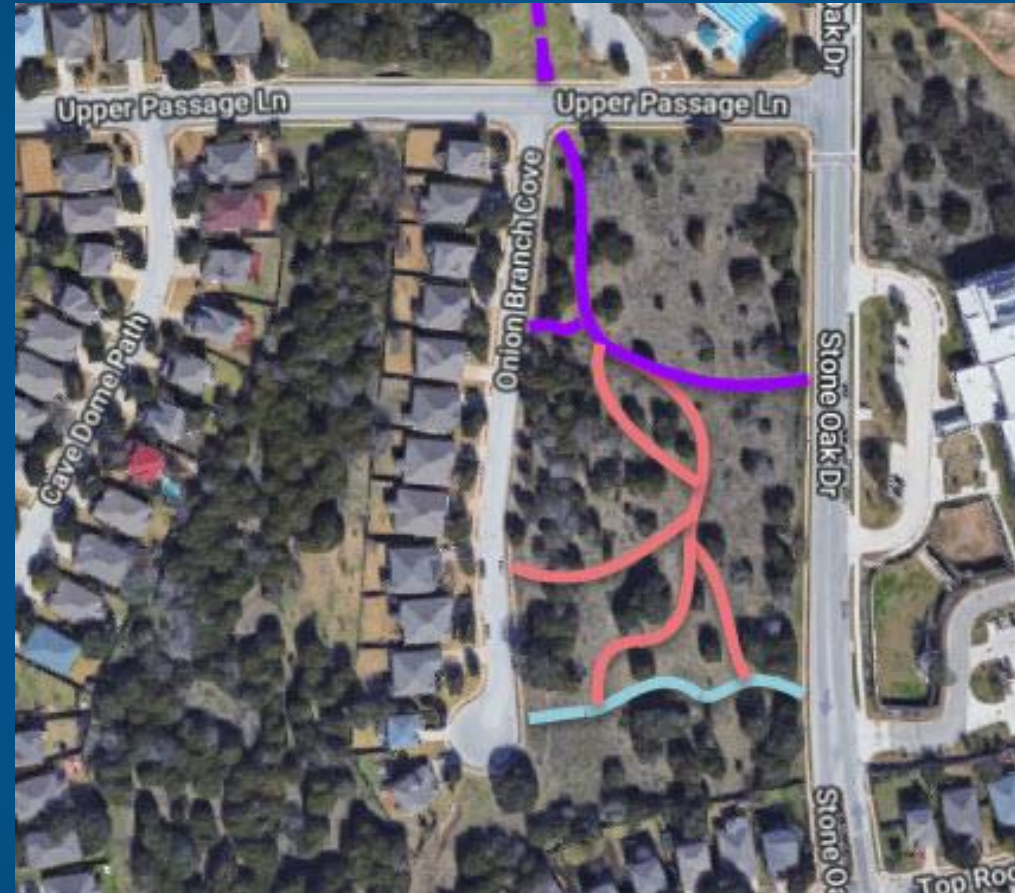
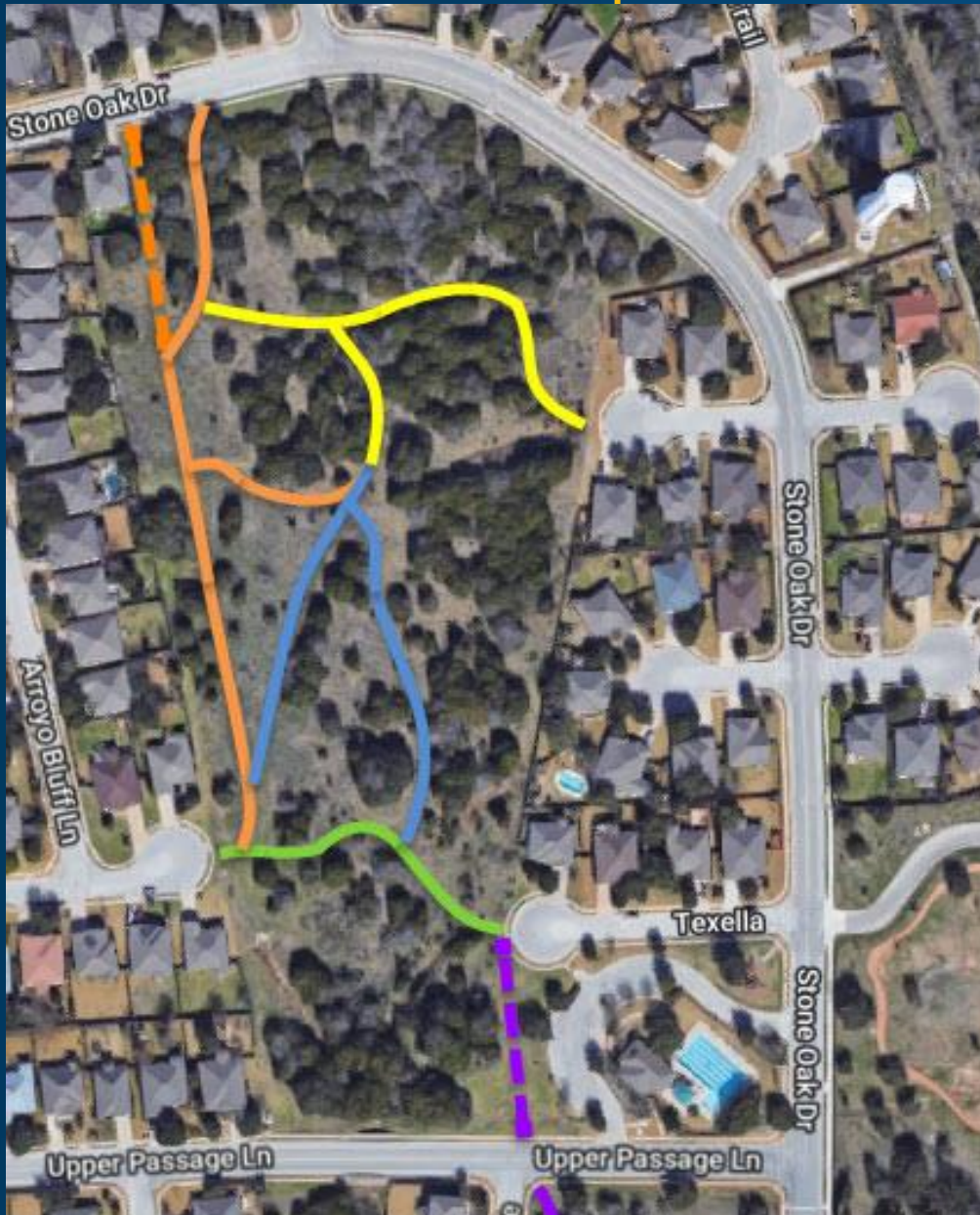
Trails

Maintenance and Improvements

- Hiking trail updates
 - Quarterly mowing, as well as as-needed mowing for faster growth times
 - Full build out with mulch to be done over the years in phases
 - Trail-head posts with signs and posts on each trail to mark them installed.
 - <http://www.stoneoakhoa.org/amenities/trails/>
- Trail maintenance
 - There has been an upwell in volunteers to help keep the trails clean.
 - We need to gather contact info and get people on the “Maint & Security” Cmte so we can do this properly

Trails

Maintenance and Improvements



State Laws

State laws that govern HOA processes & ACC guidelines

- Overview

- CC&Rs are officially filed with the County, the process of changing them requires 2/3 vote of all members
- State law overrides HOA CC&Rs
- All State Laws still allow for ACC review of all items

(CC&R = Covenants, Conditions, and Restrictions)

State Laws

State laws that govern HOA processes & ACC guidelines

- Xeriscaping
 - Deed restrictions that enforce percentages of allowed xeriscaping are still valid, however the percentage has been increased by law
 - Deed restrictions which state what type of xeriscaping are still valid
 - Native planting is allowed
 - Mulch is allowed
 - Flagstone/pavers are allowed
 - Crushed granite will be reviewed on a per application bases
 - Medium sized river rock will be reviewed on a per application bases
 - Entrance island is a perfect example of an acceptable size.

State Laws

State laws that govern HOA processes & ACC guidelines

- Solar Panels

- Must match the slope of the roof
- Mounted on the roof, but must not extend over the roofline
- Mounted 3-6 inches above shingles
- Mounted in a water-tight fashion to prevent leaking
- Frame to match shingle color or panel color
- Frame must not rust. (Aluminum, high strength PVC, powder coated iron)
- Electric relay mounted near power meter
- Inverter/batteries stored in an enclosed environment (garage)
- Asked to be placed on the back 1/3 of the house
- Not visible from the street
- Exceptions allowed if home does not face proper direction

State Laws

State laws that govern HOA processes & ACC guidelines

- HAM radio antennae
 - Amateur Radio Parity Act
 - H.R. 555 passed the House in January 2017
 - S. 1534 passed the Senate in July 2017
 - Was inserted into the 2019 National Defense Authorization Act as an amendment, which is pending passage.
 - As with the “dish” law, this legislation allows the HOA to dictate placement, but the HOA can not deny installation outright
 - Asked to be placed on the back 1/3 of the house
 - Where it is not completely visible from the street
 - Exceptions allowed if reception issues exist
 - For more info: <http://www.arrl.org/amateur-radio-parity-act>

ACC Guidelines

Established ACC guidelines

- **Sheds 10'x10'x8'** - automatic approval if:
 - It matches the house's colors
 - It matches the house's materials
 - The footing is not more than 12-18"
- **Landscaping**- normally approved unless:
 - Lot drainage has been altered significantly in which it effects the neighboring lots
- **Sprinkler systems**- normally approved, caveats:
 - It must be certified by a licensed plumber [as stated in municipal codes]
 - Copy of certification sent to the management company
- **Satellite dishes**- automatic approval, however:
 - Asked to be placed on the back 1/3 of the house
 - Where it is not visible from the street
 - Exceptions allowed if line of sight can not be established

ACC Guidelines

Established ACC guidelines

- **Painting**- automatic approval if:
 - The colors match existing colors
 - Are uniform with the neighborhood style
- **Roofing**- automatic approval if:
 - It matches the previous roofing material and color
 - Alternate material and color pending ACC review
- **Gutters**- automatic approval if:
 - Seamless
 - Match the color of the top trim/eave.
 - Downspouts should match the color of the wall, which is connected to the eave. (i.e. if bricks are on the lower half, the color of the spout may be the same as the hardiboard above it)

ACC Guidelines

Established ACC guidelines

- Wrought iron fencing
 - Only if lot backs to a greenbelt
- Wrought iron fencing with stone base
 - Only if lot backs to a greenbelt
- Concrete/Driveway staining
 - Professionally licensed contractor must do the work
 - The bid must contain an assurity bond
 - Once complete, the work must be re-inspected by an ACC or board member
 - It must be a stain, not paint
 - Must be of neutral colors/earth-tone to match the color of the house, and must not contrast with the neighboring houses.
 - The pattern used must be the pattern approved in the request
 - Border patterns must be included in the request if applicable
 - Original swatches must be sent to the management company and the ACC chair, to verify the scanned copy on the request is accurate.

ACC Guidelines

Established ACC guidelines

- Previously denied requests:
 - Permanent basketball goals
 - Wrought iron bar “security” doors
 - Wrought iron window bars
 - Bright pastel house paint
 - Front entry door paint which does not match the home/neighborhood
 - Above ground pools

Budgeting

Plans for 2020

- Budget Process
 - Board meeting in fall to review 2020 budget
 - Board approves annual increase in dues
 - Board votes on whether or not to enforce the increase
- Reserves
 - Must plan for contingencies in case of major maintenance not covered by insurance
 - A few examples:
 - Clubhouse roof
 - Pool deck
 - Re-sealing and/or repainting the parking lot
 - Replacing or repairing the pool fence
 - Replacing playground equipment
 - Landscaping/electrical/sprinkler systems
 - Projects

Budgeting

Plans for 2020+

- Projects
 - Front entrance upgrades
 - Establish budget set aside for project
 - Coordinate with the City of Round Rock, TxDOT, and LCRA
 - Gather bids for renderings
 - Gather bids for work
 - Start project

Budgeting

Plans for 2020+

- Projects
 - Front entrance upgrades



Budgeting

Plans for 2020+

- Projects
 - Front entrance upgrades



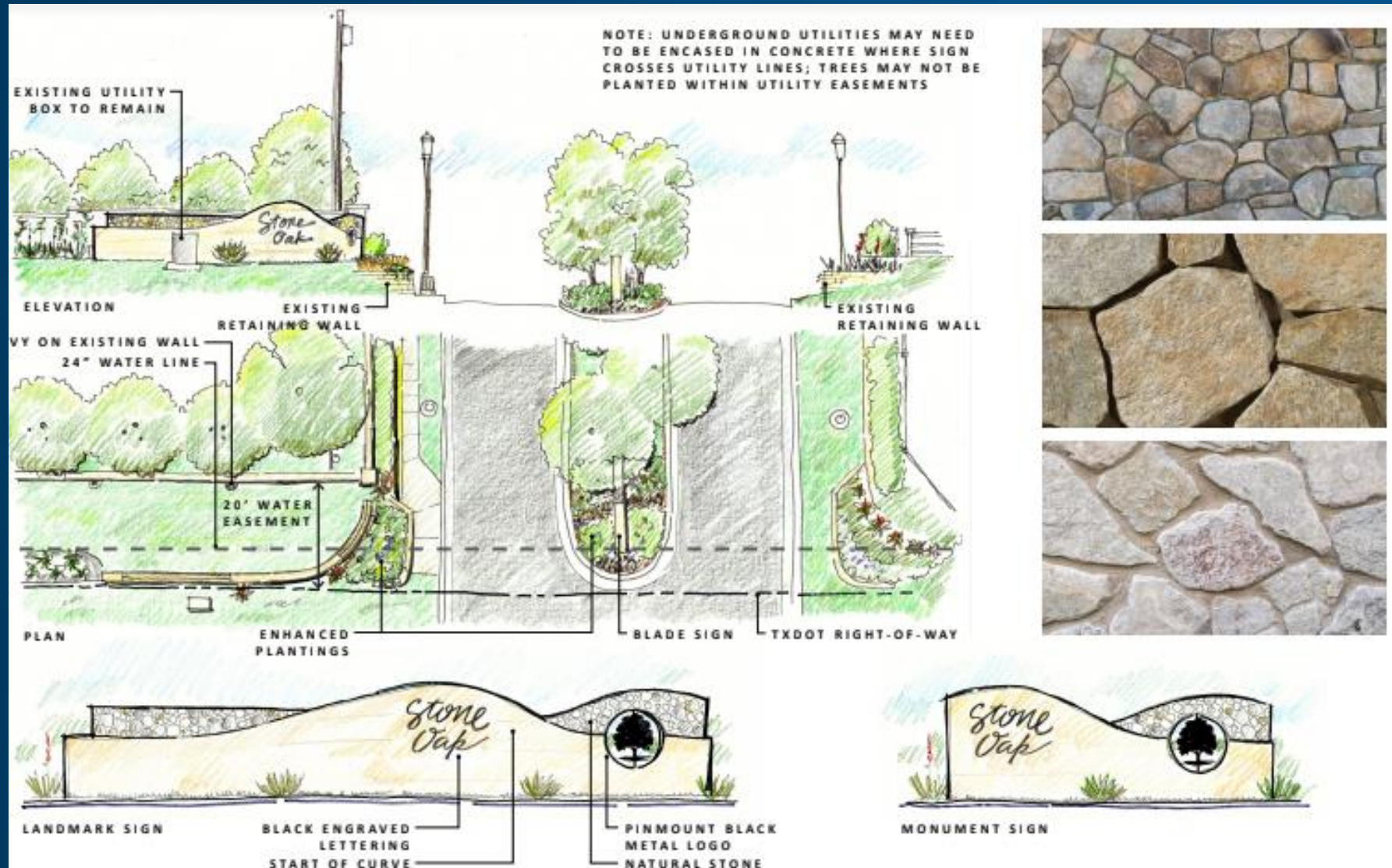
Budgeting

Plans for 2020+

- Front entrance upgrades
 - Concepts & Renderings have been completed
 - Two concepts got provided initially. The Board liked items for each and requested a “merged” one
 - Reminder: these are just concepts and renderings, not a final plan
 - We would like to see the new wall wrap around further back
 - Sound barrier design to closely resemble or fit with new wall to avoid design “clash”

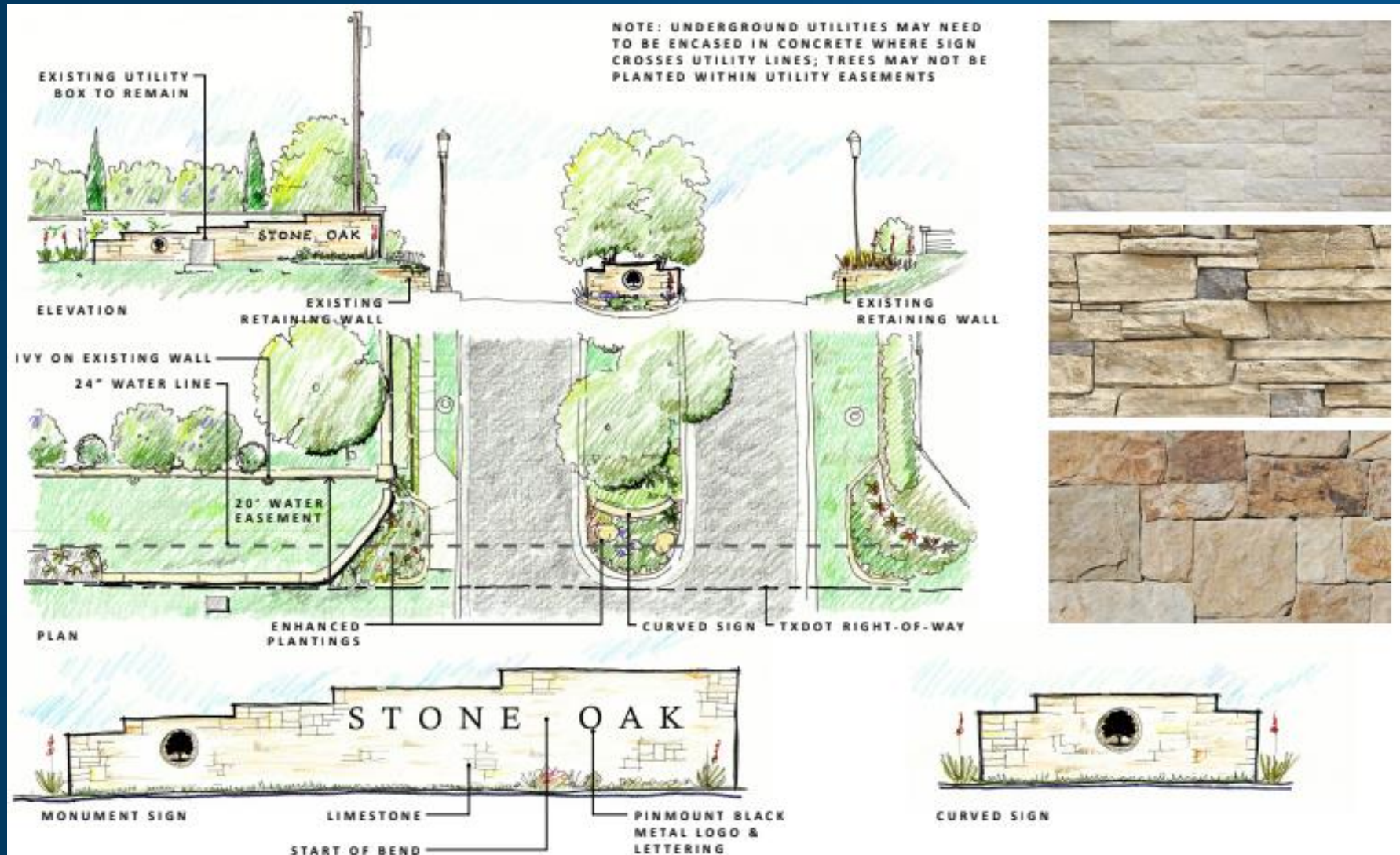
Budgeting

Concept "A"



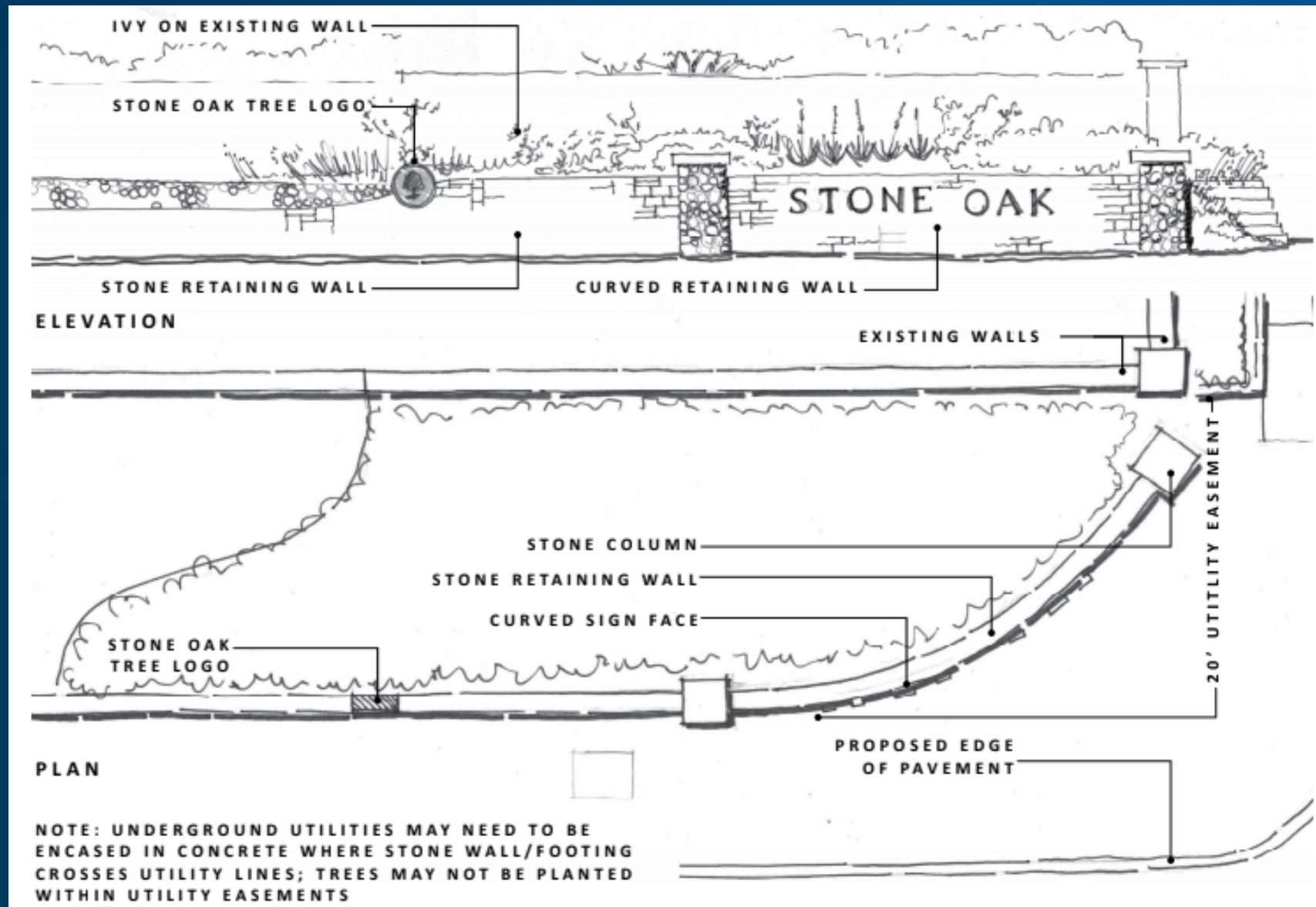
Budgeting

Concept "B"



Budgeting

Concept "C"



Budgeting

Rendering “C”



Budgeting

Rendering “C”



Budgeting

Rendering “C”



Budgeting

Rendering “C”



Budgeting

Plans for 2020+

- Front entrance upgrades
 - Two concepts got provided initially. The Board liked items from each and requested a “merged” concept
 - Solicit input from the community
 - Update renderings based on input
 - Wait for 138 kV powerline poles to be completed
 - Coordinate right-of-way agreements with TxDOT/LCRA/CoRR
 - Pull signage permits with CoRR
 - Solicit bids for construction
- New section on website to provide status updates, set up polls, and documentation (coming soon)

Budgeting

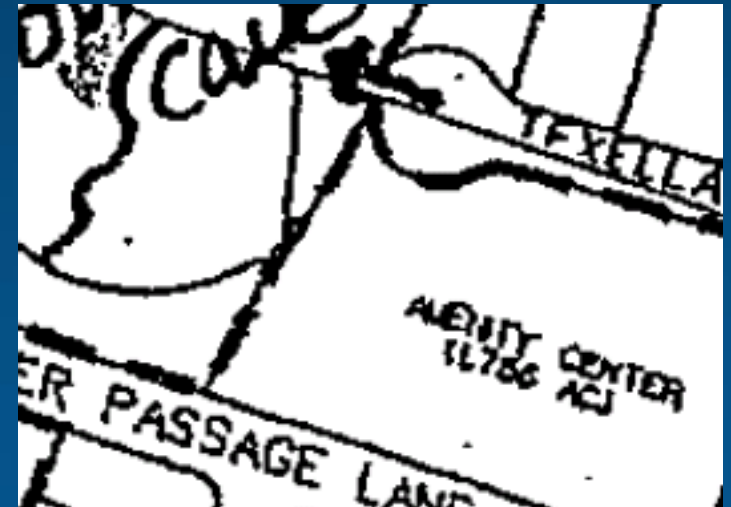
Plans for 2020+

- Projects
 - Upper Passage Park upgrade
 - Establish budget set aside for project
 - Replace aging playscape
 - Possibly add swings on current land where playscape is
 - Possibly add swings to triangle section of land west of the pool parking lot
 - Gather bids for renderings
 - Gather bids for work
 - Start project

Budgeting

Plans for 2020+

- Projects
 - Upper Passage Park upgrade- Swings



Budgeting

Plans for 2020+

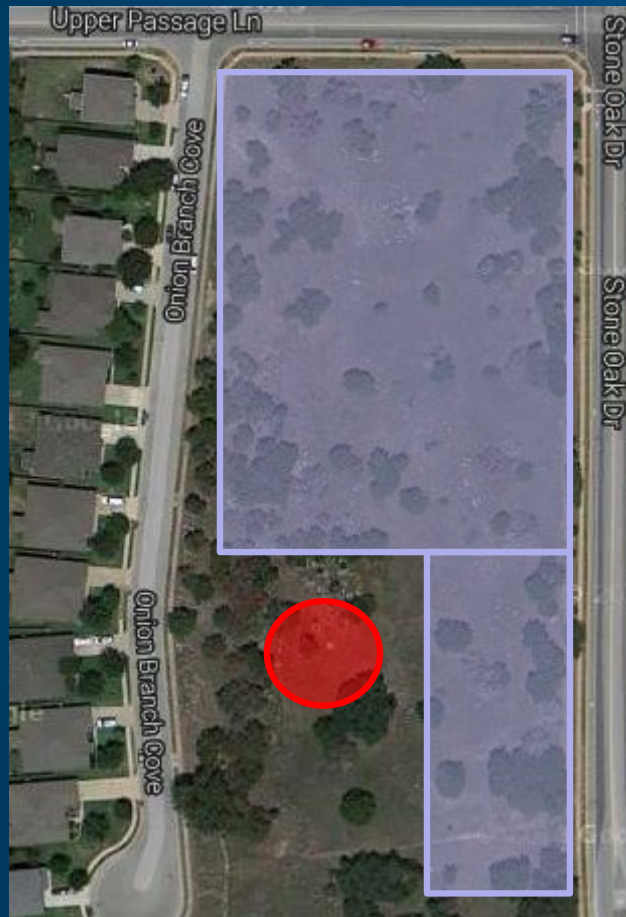
- Projects

- Amenity Center/Pavilion:
 - Form a committee
 - Establish budget set aside for project
 - Possibly rezone a section of the land across from the school
 - Currently the whole parcel is a Karst Preserve
 - The law does not require this size of a buffer for the cave(s)
 - Attempt to get an official State/County/City study on this land
- Amenity Center:
 - Gather bids for renderings
 - Gather bids for work
- Pavilion:
 - Gather bids for renderings
 - Gather bids for work
- Weigh options between Amenity Center and Pavilion
- Start project

Budgeting

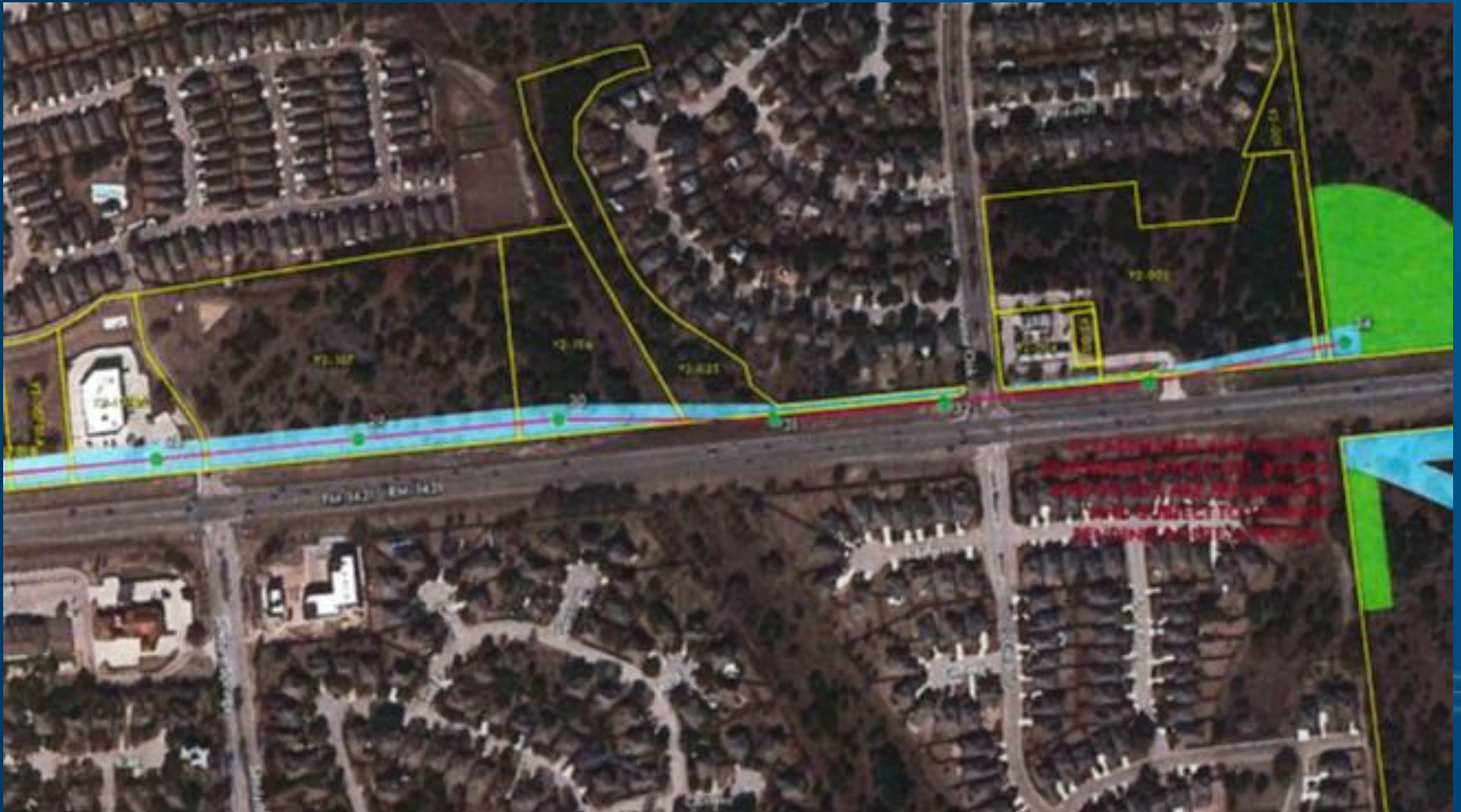
Plans for 2020+

- Projects
 - Amenity Center/Pavilion:



LCRA

- 138 kV transmission lines



Delinquencies

Status Update

- Status
 - [redacted, contact Goodwin & Company for details]
- Actions
 - Reviewed our collections process to make sure it provides homeowners with timely options to settle accounts
 - Working with homeowners to try to settle accounts
 - Pursuing resolutions through legal counsel
 - Following through to the end of the legal process in extreme cases
- Notes
 - We have seen a vast improvement utilizing our new legal counsel
 - Less homeowners are delinquent compared to last year
 - Homeowners are more willing to negotiate settlements, instead of accruing more fees

Violations

Status Update

- Goodwin & Company
 - Manager's report will provide details
 - Board is continuing to clarify neighborhood priorities

Election of Director #3

One Three-Year Term

Property Manager Report

Karen Vaughn, Goodwin & Company

**STONE OAK HOA
ANNUAL MEETING
MANAGER'S REPORT
10/08/2019**

Common Area Items

- ✓ Landscaping-common ground
- ✓ Exterior Fencing
- ✓ Pool
- ✓ Playground (2)
- ✓ Trails
- ✓ Karsk Preserves-caves

Financials –

Association Lot Totals 507

2018 Year End Balance Sheet.....\$ 127,328.94
Fund Change.....\$ 34,782.48

2018 Year End Income Statement...\$ 240,608.98
2018 Year End Expenses.....\$ 205,826.50

2019 Budget

Total Budget Income.....\$ 178,000.00
Total Budget Expense.....\$ 173,053.00
Net Fund Change.....\$ 4,947.00

Balance Sheet as of 08/31/2019.....\$ 147,659.16
2019 Year to Date Income.....\$ 129,167.15
2019 Year to Date Expenses.....\$ 114,836.93
Net Fund Change.....\$ 14,330.22

Restriction Enforcement

Twice a Month Drives

Committees

Introduction/Recognition/Recruitment

- Committee reorganization
 - Maintenance & Security has been merged with ACC
 - Due to lack of volunteers, this committee must not be vacant
 - Many ACC functions overlap with M&S priorities.
 - Landscaping committee is no longer required.
 - This was created to get the islands on Stone Oak Dr.
 - Most functions fall under Maintenance & Security and Board tasks.
 - Was used for 138-kV transmission line coordination
- Committee vacancies
 - We need volunteers to fill vacant chairs
 - Help the community
 - Field suggestions and complaints

Committees

Introduction/Recognition/Recruitment

Committee Chairs

- Vacant, Welcoming
- Judy Oskam, Pool
- Vacant, ACC/M&S
- Isaac Kishk, Publicity
- Isaac Kishk, Web
- Marcos Peña, Playground

Committee Members

- Dan Griggs, ACC/M&S
- Paula Fiedler, ACC/M&S
- Mark Lucas, ACC/M&S
- Dianna Mareth, Pool

New Committee Chairs/Members needed

- Chair, Recreation
- Chair, Yard of the Month
- Members, ACC/M&S
- Members, Pool
- Members, Recreation
- Members, Publicity
- Members, Web

*new members

Committee Report

Committee Chairperson(s)

Committee Report

Welcoming Committee

- Welcoming committee went dormant in 2019
- Soliciting volunteers to lead and help
- Goodwin notifies the committee of new owners monthly
- Baskets and gifts are sourced from:
 - Dollar General
 - World Market
 - Sams
 - Round Rock Chamber
 - Williamson County Civic Center
 - HEB

Committee Report

ACC (Architectural Control Committee)

- ACC members double as Maintenance & Security members (until we have more volunteers to split this again)
- Online semi-automated system in place for document and approval management of requests
- Always looking for more volunteers

Committee Report

Landscaping (138-kV transmission line)

- Save1431.com
 - Established by a private citizen
 - Website and publicity information created
 - Neighborhood “captains” meet periodically at SouthStar Bank
 - The goal of this group is to oppose both 1431 AND Arterial-H segments
 - The preferred route is well north of us, along 2243
- The Board has posted notices and call of actions on nextdoor & facebook.
- As Board President, Isaac filed to become an “intervenor” and filed a “statement of position” on behalf of “Stone Oak HOA”
- Docket of submissions: <http://bit.ly/docket45866>
- LCRA Project page: <http://bit.ly/LCRA1431project>
- Interactive map: <http://bit.ly/LCRAmap>
- <http://www.save1431.com>

Committee Report

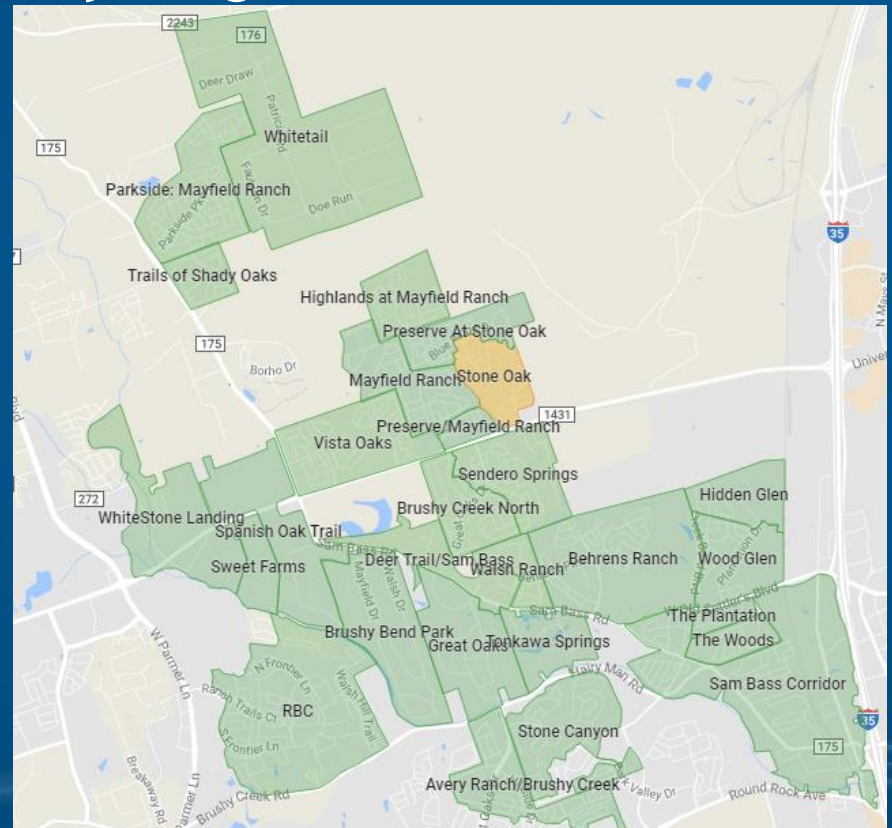
Publicity/Web

- Website - <http://www.stoneoakhoa.org>
 - Board & Management contact information & form
 - Community, HOA links & Documents (contains CC&Rs)
 - ACC guidelines & Request form
 - Report deed violations
 - FAQs
 - Helpful links
 - ~~○ Local home listings~~
 - ~~○ Subscribe to:~~
 - ~~○ eNewsletter (inactive)~~
 - ~~○ Open meeting notices (state law provides for notifications of board meetings)~~
 - Event calendar
 - Pool/playground reservation system
 - Yard of the Month (*when active*)

Committee Report

Publicity/Web

- Nextdoor - <http://stoneoaktx.nextdoor.com>
 - Much like a Neighborhood based Facebook
 - Choose to see/post up to 27 nearby neighborhoods, including:
 - Preserve at Stone Oak
 - Mayfield Ranch
 - Highlands at Mayfield Ranch
 - Preserve at Mayfield Ranch
 - Sendero Springs
 - Vista Oaks
 - Brushy Creek North
 - Community only posts
 - Community only “sales”
 - Community only events

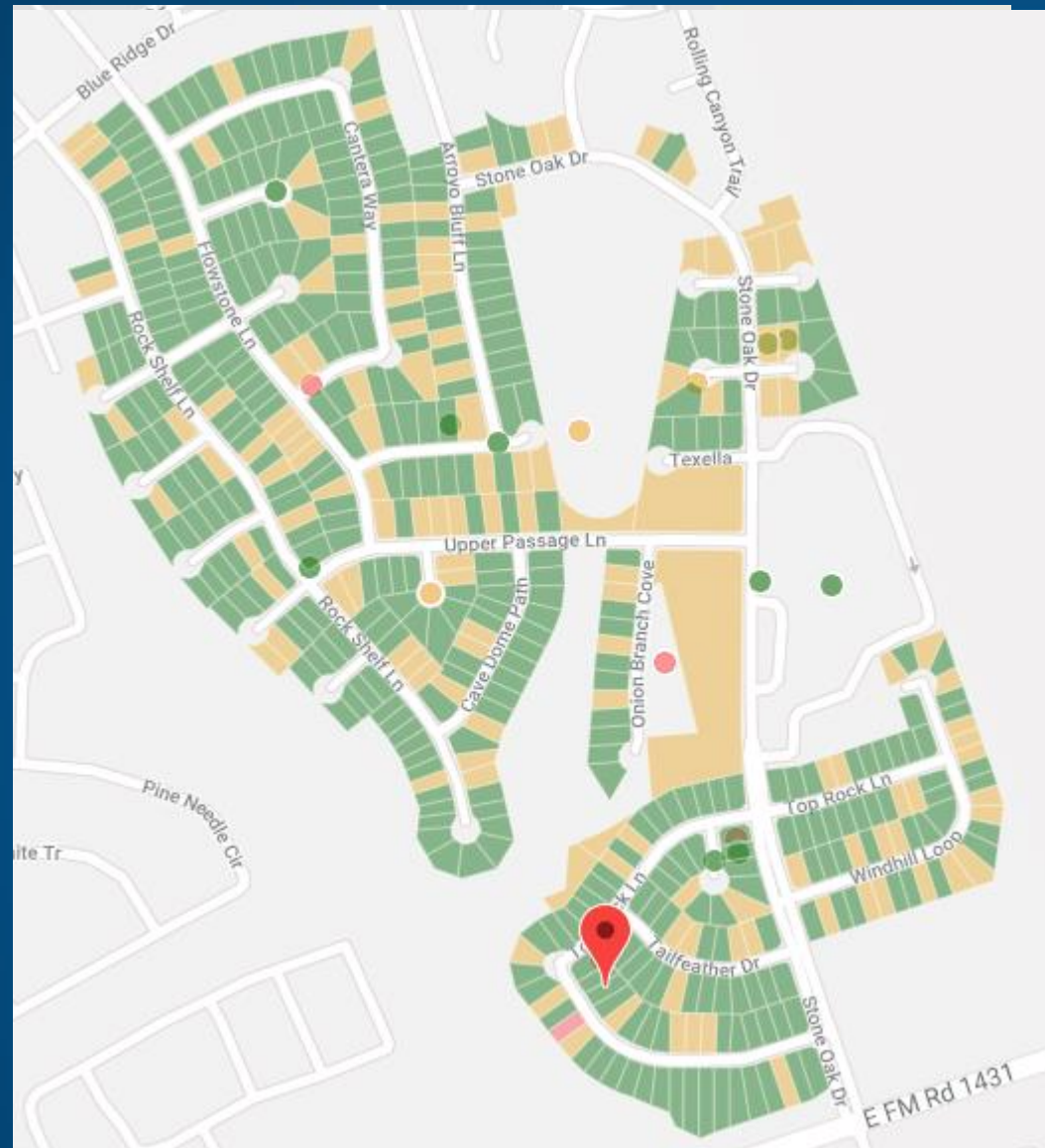
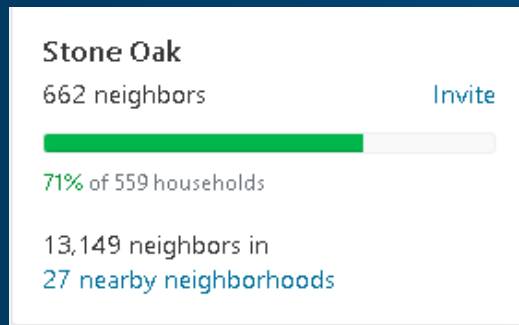


- Goodwin Website - <http://soh.goodwintx.com>

Committee Report

Publicity/Web

- Nextdoor -2018



Committee Report

Publicity/Web

- Nextdoor -2019

Stone Oak

760 neighbors

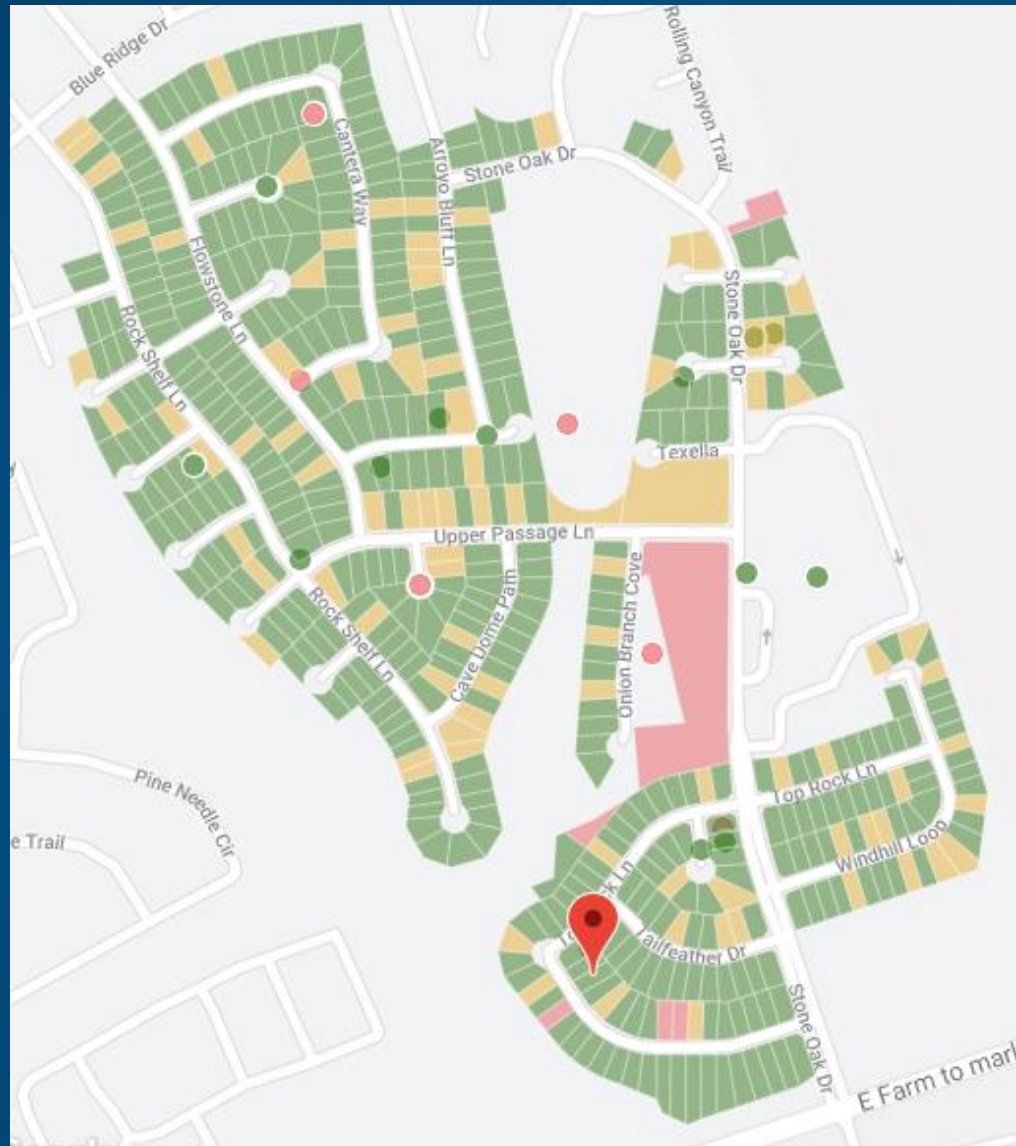
[Invite](#)



79% of 563 households

15,847 neighbors in

27 nearby neighborhoods



Committee Report

Publicity/Web

- Pool Info

Recycle on:		Pool Temp:	
Oct	3	81.7	°F

The Stone Oak pool is open year round! The pool is not heated during the colder months, as it is cost prohibitive. The heater is used to extend the season, typically April/May to October/November, dependent on weather.

Hours: 6:00 AM – 11:00 PM Central

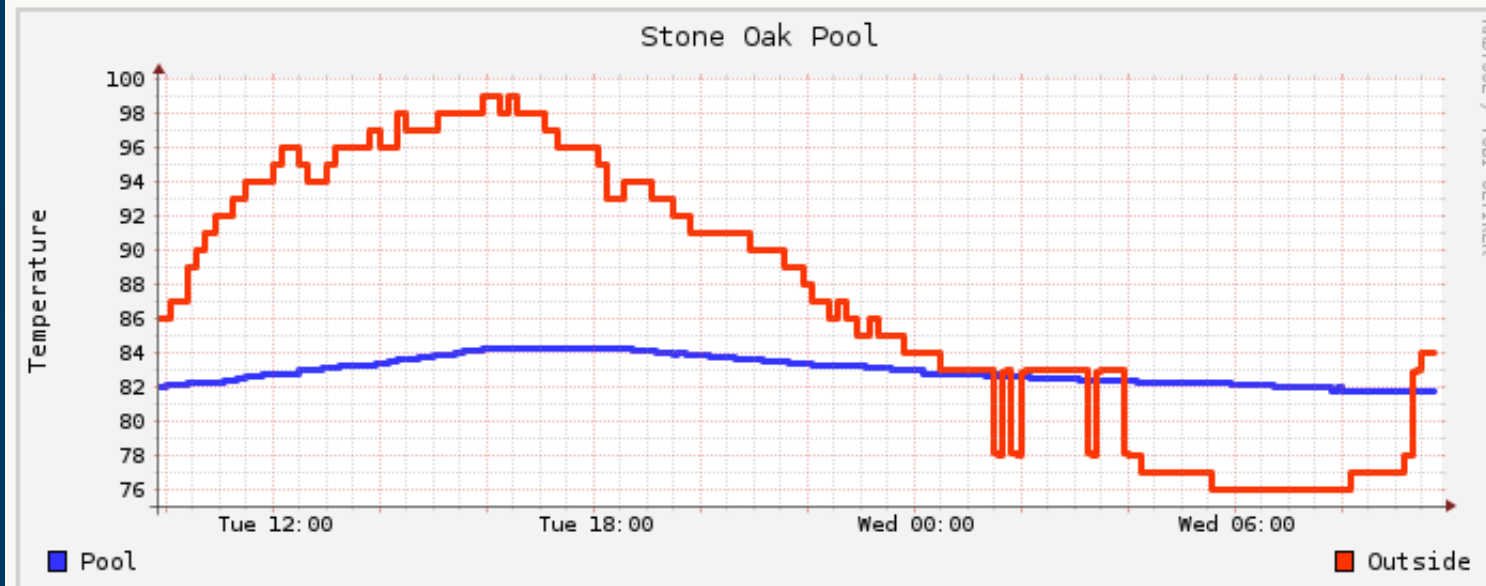
Keys: Log into the [Goodwin & Company](#) (association management) portal and select the pool access form. (If you are having trouble logging in, please [click here](#) for Goodwin's contact information.)

Party Restrictions:

Stone Oak: First come first serve. No reservations required.

Preserve at Stone Oak: Non-private parties (i.e. children's birthday parties, Boy/Girl Scout troops, etc.) may be held at the pool between the hours of 11:00 a.m. and 6:00 p.m. on Mondays, Wednesday, Thursdays and Fridays (holidays excluded) or between 12:00 p.m. – 4:00 p.m. on Saturdays.

Pool Conditions:



Committee Report

Publicity/Web

- ~~eNewsletter - <http://www.stoneoakhoa.org/newsletter>~~
 - ~~◉ Needs a volunteer to manage~~
 - ~~◉ A monthly eNewsletter was attempted, we will try and rejuvenate this~~
 - ~~◉ Normally will mail out on second Friday of the month~~
 - ~~◉ Accepting advertisements~~
 - ~~◉ Ad rates established and online~~
 - ~~◉ Ad deadline is the first Friday of the month~~
 - ~~◉ Accepting articles~~
 - ~~◉ Articles which do not advertise for a company are free~~
 - ~~◉ Articles which promote a company must follow Ad rates~~
 - ~~◉ Article deadline is the first Friday of the month~~
- Facebook - <http://www.facebook.com/stoneoakhoa>
 - ◉ The Board & Publicity committee post news and updates
 - ◉ Residents share pictures around the neighborhood
 - ◉ Residents post lost pets

Items from the Floor (Q&A)

President, Board of Directors

New Business

Board of Directors

Adjourn

President, Board of Directors

Stone Oak HOA

Contact Information

Board - soboard@stoneoakhoa.org

President - Isaac Kishk - 512-524-7511 - president@stoneoakhoa.org

Vice President - Joe Fulwiler - vicepresident@stoneoakhoa.org

Secretary - Shannon Green - secretary@stoneoakhoa.org

Vice President - Finance/Treasurer - (Vacant)

Vice President - Management - (Vacant)

Committee Chairs

ACC/M&S - Vacant - accrequests@stoneoakhoa.org

YOTM - Vacant - yard@stoneoakhoa.org

Playground - Marcos Peña - playground@stoneoakhoa.org

Pool - Judy Oskam - pool@stoneoakhoa.org

Publicity - Isaac Kishk - publicity@stoneoakhoa.org

Recreation - Debi Cooke - rec@stoneoakhoa.org

Web - Isaac Kishk - webmaster@stoneoakhoa.org

Welcoming - Vacant - welcome@stoneoakhoa.org