

STONEPINE ESTATE ASSOCIATION, INC (SEA)
ANNUAL MEETING MINUTES – January 19, 2015

1. Roll Call at 7:05 p.m. Hudson Senior Center, Christian Community Homes
 - a) Board Attendees: President Dick Marchant; Vice President Jim Webber; Treasurer Gary Baker; and Overall Rep. Colleen Callahan. Absent: Secretary Cy Yusten
 - b) SEA Attendees: 7 homes plus 6 proxies
 - c) Verification of quorum: (30 homes in SEA)
Required: 8 Actual: 13
 - d) Proof of Notice of Meeting: Attendance at the meeting indicates notice had been given.
2. Review of Minutes from 2014 Annual Meeting
 - a) Jim Webber moved to accept; Skip Jewett seconded. All Ayes for approval.
 - b) Colleen Callahan agreed to take minutes.
3. Report of Officers
 - a) Activities in 2014
 - The Board elected the following officers: Dick Marchant, president; Jim Webber, vice-president; Gary Baker, treasurer; Cy Yusten, secretary; and Colleen Callahan, Overall representative.
 - 13th Annual Block party with 37 attendees representing 20 homes at Eileen Rosandick's
 - Jeff Hoff continues to provide summer lawn care and winter snow removal
 - Driveways and private ways were seal coated in the summer by Schiell Seal Coating. Residents have been asked to contact the Board if they encounter any problems with the work.
 - b) Financial Report by Gary Baker
 - Total assets: \$9,079.35
 - Total equity: \$4,731.07
 - Lawn care expenses were down a little. At this time, snow removal is down more than usual, although winter is not over yet.
 - Dividends are "a little lower than hoped for," according to Gary.
 - Peter Versteegen moved to accept report; Jim Webber seconded. All Ayes for approval.
 - c) Overall Association Report by Colleen Callahan
 - The Overall Board is considering gifting the Overall's ownership of one-third of the pathway between Grandview Drive and Wisconsin Street to the city. Currently the Overall pays for mowing along the sides and snow plowing for the entire path, two-thirds of which is owned by the city. The decision to transfer the property will need a 2/3 vote of all homeowners (289).
 - A parcel of 22 acres, currently part of the Hudson Golf Course, was purchased by Hans Hagen as part of the original Stonepine development. Because the acreage is not buildable due to steep slopes, Hans Hagen transferred it to the golf course with the stipulation that it would revert back to Stonepine ownership for use as a green space when the property is no longer as a golf course. The golf course is currently for sale and Hans Hagen has expressed interest in purchasing the land for development. In the event that the 22 acres reverts to Stonepine Overall, the Board is concerned about increased taxes and liability insurance costs.

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- The Christmas lights on the archways at Vine St. and Grandview Drive will need to be replaced next year. Jeff Hoff has made numerous repairs by splicing worn/broken wires, and recommended that new ones be purchased.
- The financial health of the Overall is in very good shape. Fewer homeowners are in arrears now than at this time last year.

4. Report of the Nominating Committee

- a) Dick Marchant and Colleen Callahan's terms expire this year. Both agreed to run again.
- b) No nominees from the floor.
- c) Votes from secret ballots were tallied. Dick Marchant and Colleen Callahan won unanimous reelection.

5. Old Business

- a) David Smith inquired about possible repair of curb aprons on Grandview Drive. Gary explained that the city plans to repair them at the same time the street needs resurfacing as part of the city's regular street-repair schedule, which is paid for from the city budget. If residents want the aprons repaired before then – as a separate project – residents will be assessed for the work.

6. New Business

- a) David Smith inquired about the size regulations for posting political yard signs. Dick explained the current Covenant regulation that states no yard signs are allowed except for "For Sale" signs, street address signs, and advertising signs by Hans Hagen during the development phase. Political signs, however, have been posted for a number of years without the Board enforcing the Covenants since residents didn't pose any objections. David said he would like to see residents continue to post political signs, but seeks consistency and suggested that there be a size limit. Jim Webber said he will look into city regulations on political yard signs, and suggested that the Estate follow city enforcement guidelines. Peter Versteegen asked what mechanism the Board has to enforce size limitations and whether there will be consistency with enforcement of all Covenants. Because a municipal election is scheduled within a month, Dick and Gary agreed that the Board will meet in advance to issue yard-sign guidelines for residents.

7. Adjournment

- a) Skip Jewett moved to adjourn; Peter Versteegen seconded. Approved at 8 p.m.

Respectfully submitted by Colleen Callahan, Stonepine Overall Representative