

Stonegate/Homestead Neighborhood Association
Board Meeting
July 5, 2022

Present:

1. Brad Eldridge, President
2. Connie Davis, Secretary
3. Sheila Hollin, Treasurer
4. Jeff Richards, Board Member/Programmer
5. Jerry Mueller, Board Member

- **Welcome**

- Introduction

- Meeting called to order around 6:36 p.m.

- **Old Business**

- Summary of last meeting's minutes, discussion, and approval
 - Connie Davis made a motion to accept the mi Jeff Richards seconded the motion. The motion passed.
 - Treasurer's summary and new membership
 - Beginning Balance: \$2455.06
 - Dues collected: \$170.00
 - Donations collected: \$137.00
 - Expenditures: \$(492.76)
 - Adjustments to Income/Expenses (reported July 1-5): \$195.87
 - Account balance-July 5, 2022: \$2465.17
 - New members or rejoins: 4
 - 81 total paid members
 - 82 total people on website
 - 20 paid members not on website
 - 55 total members on website
 - 124 people on Facebook
 - 39 people on Facebook who are not members
 - 40 people received membership packets who were on Facebook but only one person joined. Evaluate whether we keep following up with packets is useful versus the effort. Possibly rely on Facebook and NextDoor to communicate.
 - Membership on Facebook vs. Report of Homeowners and Other Membership Discussion
 - Jerry Mueller stated he thinks anyone who wants to be a Facebook member should be allowed. There's no way to track people who do or do not live in the neighborhood. For instance: his daughter used to live in Stonegate with her parents, but she is grown and has moved. She is interested in the neighborhood, but she and other potential Facebook members are excluded, according to the Facebook questionnaire. The exclusion of former residents with an interest in the neighborhood could result in missing donations to the SHNA or to events.

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- Brad Eldridge keeps the spreadsheet of residents and updates the homeowners when a house sells based on what Sheila Hollin sends him from the property transfers posted in the Woodford Sun. Brad can verify the property transfers by viewing them on the PVA website.
- Names of people asking to join do not appear as homeowners by PVA.
- Connie Davis stated that the PVA does not account for multiple families living in a home, children with last names from prior marriages, people living together not on the property title, people taking care of elderly parents or grandchildren, etc. The PVA lists “In Trust” for some homes. This may mean that there are residents who are family members that inherited the property from the owners or have moved into the house after the owners moved to another location.
- Discussion: People asking to join Facebook vs. PVA/SHNA spreadsheet (refer to previous discussion). The Facebook administrator includes a questionnaire. One of the questions that is asked is whether the person lives in (the neighborhoods). If the administrator/expert, Linda Roscoe (and Sheila Hollin/Brad Eldridge, administrators) uses the PVA website or the SHNA spreadsheet to cross reference, the administrator will find that names don’t appear. Those individuals would not be allowed in the group.
- If questions or rules are not answered, the administrator sends a message to the person who requested to join but with missing information or who do not answer questions. The message gives that person the opportunity to update their membership request. Individuals do not always respond. There are several people pending membership because they have not answered the questions.
- Connie Davis noted that she had been an administrator until she was removed. Jerry Mueller commented that the board should be consulted on who is or is not an administrator and one person should not be given the power to remove an administrator without board discussion.
- Sheila Hollin asked about someone requesting to give away or sell items on Facebook. The Facebook rules don’t state exclusions, except for selling businesses. A Facebook member asked that question. Connie Davis said she saw the post, checked the rules, did not see any exclusions, except for selling for a business, and replied to the original post that items could be posted for “FREE” or sold, with the stipulation that the person was not selling/promoting a business. She explained that people usually sat free items on the curb and the item usually was gone by next morning. Several other people responded that “FREE” and items could be sold as one member stated - that the rules of the Facebook page do not exclude (selling things of giving away FREE items).
- Discussion: A majority of the board members present at the meeting contended that allowing selling businesses gets out of hand. A person had requested to promote a business when the Facebook was new, but that person was informed that was not allowed.
- Connie Davis stated that the information is not included in the rules of the Facebook page; therefore, the rules are misleading and unclear. Connie will repost and correct

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her statement on the Facebook page (to the person who posted the original question).

- Linda Roscoe administers the web site. Linda will have the responsibility to update the rules and allow or disallow a post. The questions and the rules need to be worked on for clarity.
 - Connie Davis updated the goals and accomplishments for the “Welcome to the Neighborhood” packet. Brad Eldridge printed the “Welcome to the Neighborhood” packet we have been using this year. Sheila Hollin assigned a team to deliver the packets to residents not SHNA members. Only one person joined. She expressed her disappointment over the lack of people interested.
 - Discussion: Besides the packets delivered to homes, the Facebook administrator posts a “Welcome to the Neighborhood” to each new Facebook member and invites that person to join the SHNA. The response was particularly good initially, but responses have fallen short of goals. Sheila Hollin suggested we hand deliver packets person-to-person. A team would be organized and assigned a few people to contact. Connie Davis noted that she had gone house-to-house when we had our initial membership drive and spoken to people who answered the door. She had received uninterest and negative comments despite explaining what SHNA is about vs. a HOA. Connie did not think it would be worth the cost of printing and the effort as those people get the Facebook details. She said she was not particularly interested in pursuing that course of action again. Sheila Hollin disagreed and thinks person-to-person contact is needed.
 - Discussion of whether to keep using the website. Jeff Richards quoted statistics that showed a range of 0 hits to 60 hits/mo. Some board members stated that our website is not user friendly. Consequently, they don’t use it because they can’t navigate the website. If the board can’t navigate the website, then member/users probably can’t navigate the website either.
 - Think of reasons people would use the website. We need to study what options we can find that will generate more website traffic. One option is to redo the front page and make it more user friendly.
 - More discussion and thought will be required as to how to make the website easier for members to use.
- Bylaws
 - Jerry Mueller marked up his version of the Bylaws and emailed a copy to Brad Eldridge. Brad printed copies and distributed the marked-up copy to the board.
 - The board reviewed the proposed changes.
 - Connie Davis noted that the Bylaws say Stonegate and Homestead but should include The Woodlands. Changes: first paragraph, add The Woodlands.
 - Brad Eldridge noted the Articles of Organization also included Homestead Estates and the Bylaws should reflect Homestead Estates. Correction to be made.
 - A couple of people have asked to join the board and/or attend a meeting. Decision is to allow members to attend a board meeting. Should be included in Bylaws.

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- Elect officers during the first meeting of the year.
 - Let interested members who want to attend a board meeting attend, and if they want to be on the board, the board can vote to add the person(s) to the board up to 11 people (the maximum number of board members in the Bylaws).
 - The board meetings are too unstructured and too long at present. Members should not attend meetings until the meetings can be more formally structured, including following Roberts Rules of Order. Before a subject is discussed, a “Discussion” or “Question” should be called. Time should be allotted to two to three minutes instead of rambling off the subject.
 - Motion to schedule a general membership meeting to vote on the Bylaws made by Connie Davis. Jerry Mueller seconded. Motion passed.
 - Set up a general membership meeting to vote on the Bylaws. Sheila Hollin and Jerry Mueller set up a planning meeting for July 11, 2022, at 10:00 a.m. at Sheila Hollin’s house.
- Update from Beautification and Events Meetings
 - Beautification Committee:
 - Parks and Recreation has contracted someone to clean out the railroad bed. The contractor started and partially cleaned it. Brad Eldridge followed up with Parks and Recreation to have the contract extended to clean out the bed to the end of the park line.
 - Brad Eldridge has encouraged commitment from Lane’s End horse farm to clean the farm’s side of the fence; however, nothing has been done. The farm manager mentioned he did not have enough employees to spare for the work.
 - James Kay did not follow up on his promise to provide money to the park upgrades despite Connie Davis sending him the proposal he requested. She sent a follow-up email. Judge Kay has never responded to Connie. During a separate conversation with Sheila Hollin via the telephone, Judge Kay said he thought the proposal was for the neighborhood, not the park, and that he couldn’t assist one neighborhood over another. The proposal is specific to the work areas – all county property.
 - The committee met at the memorial tree to study the area, determine where and how to place the new concrete bench that Larry and Barb Mantle donated. The committee will meet Wednesday, July 6 at 9:30 a.m. to clean out the weeds.
 - Homestead Solar Lighting for Entrance Pillars
 - Budgeted \$300; Brad Eldridge sent information to board members regarding options he thought we might want to consider, both billboard lights and carriage lights. Brad Eldridge printed copies of options of lights to consider. Jerry Mueller questioned the purpose of carriage lights that wouldn’t light the sign. Connie Davis stated that she thinks the billboard lights are not aesthetically pleasing.
 - The members of the board gave Brad the decision to pick the lights. The board decided on the carriage light that has two-nights of power which the Windsor style made by Gama Sonic.

- Discussion: Jerry Mueller questioned the functional use of carriage lights over billboard lights since carriage lights will not shine on the name of the subdivision sign. Possibly add solar billboard lights near the bottom of the pillars so the light shines on the name of the subdivision.
- Must discuss billboard lights at the bottom of pillars with homeowners or make sure the lights are not in the way of a mower or weed trimmers.
- Pillars are in the easement and do not belong to the homeowners. The pillars were part of the original development. Technically, no input would be required to add or take away from the pillars. The only reason to contact a homeowner would be out of courtesy because the pillars are on someone's land. Those homeowners probably don't realize the pillars belong to the development and not the homeowners.
- Jeff Richards discussed that he has a 3D printer and might consider printing new STONEGATE letters for the entrance and backlight the letters with solar lights. He is thinking about black or bronze letters. He will think about it and try to find time to work on the project.

- **New Business**

- Rob Young, Woodford County Assistant Chief of Police, is coming out to the park on Tuesday, July 19 (note: this date was changed after the meeting to take place on July 27) at 6:00 p.m. to allow residents an opportunity to discuss issues people have with the subdivision. An example: violating ordinances, especially regular complaints about a house at the entrance to Stonegate.
- Following the amended Bylaws, a meeting of the membership is required each year. This is a time that members can bring neighbors/friends to the meeting and learn about SHNA. It is also a time to get input on new officers and board members.
- The members must vote to approve the amended Bylaws.
- Once Bylaws are approved, officers can be elected (at first board meeting of the year).
- Decision: Hold a membership planning meeting at Sheila Hollin's house on Monday, July 11, 2022, at 10:00 a.m. to discuss how we get SHNA members to attend the meeting.
- Connie Davis stated the best way to get people to come to a membership meeting is by offering a free meal. The board members discussed what options might be available for serving food, like a food truck or an ice cream social.
- Sheila Hollin can get the Life Center at her church for the membership meeting.
- Connie Davis needs to update the welcome packet to update the goals and accomplishments and print copies. She volunteered to assist with registration. She will need to check members to make sure they live in the neighborhoods. Only 1 vote is allowed per household. Give one ballot to a couple.
 - Brad Eldridge provided an idea for a CARE team. This team would consist of volunteers who are willing to transport neighbors unable to drive themselves. He highlighted Woodford Wheels, a nonprofit organization that provides transportation at a low cost. Interested riders must apply. If we were to create this team, and if we were to follow Woodford Wheels' process, there would be a nominal fee to cover gas or at least partially cover gas and parking fees.

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- Brad Eldridge wants to update the Teams listed on page 4 of the welcome packet.
- Discussion: What teams are active: Beautification Team and Events Team. The Membership Team needs to be the next priority.
 - Beautification team will meet at the memorial tree to decide what work needs to be done at this time (clean out weeds, put down mulch around the tree, and place the concrete bench in the best location for viewing the surroundings. Other work to be done as money and time allows.
- Discussion: Combine the teams and restate the purpose of the teams before Connie Davis prints the registration table information for the membership meeting.
- Membership meeting at the Life Center-First Christian Church at 7:00 p.m. on Monday, August 25, 2022.
- Post Membership Meeting to Facebook and the website. Send out a meeting notice to @neighbors. Contact members who are not on the website or Facebook by volunteers going to residences and knocking on doors.
 - Discussion: Sheila Hollin stated membership flyers had been printed and taped to doors multiple times over the last two and a half years with minimal results. She is not sure it is worth the effort and expense to deliver more flyers. The SHNA has sent out postcards, handed out posters, had membership drives, created a website, and a Facebook page. Residents must be aware of the SHNA and choose not to join. Question: Is it worth the time, cost, and effort to print more flyers when so little response has been received?
 - Connie Davis stated she could call people she knows to inform them about the meeting. Sheila Hollin did not think that would be beneficial.
- **Other Business**
 - Brad Eldridge encouraged to advertise/market events more as being sponsored by SHNA
 - Brad Eldridge briefly mentioned to engage SHNA members not on website to create an account to aid in communication. There are roughly 24 paid members not on website.
 - There was brief discussion again to remove/replace the lending library at the park.
- **Agenda for Next Meeting**
 - Bylaw Meeting Follow Up
 - Beautification Committee Status Update
 - Committees and Make Up/Responsibilities/Chairs/Getting More People Involved
 - Upcoming Events
- **Next Meeting**
 - Tentative Date Subject to Change: Monday, August 1, 2022, at 6:30 p.m. at Sheila Hollin's house. **ATTENTION: Date tentatively changed to August 10, 2022 – same time and location.**
- **Adjourn**
 - Connie Davis made a motion to adjourn the meeting at 9:15 p.m. Jerry Mueller seconded the motion. The motion passed.

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