**Stepping Stone HOA**

**Annual Meeting Minutes**

**March 11th, 2013**

**In attendance:** Dan Strait, Michelle Slisher, Scott Fitzgerald, Jacquie and Dean Fadel, Janice and Rob Young, Pam Benson, Barbie Savage, Dean Fadel, Scott Fritz, Chad and Christy Fletcher, John Hahn, Stephanie Hess, James Norman, Krissie Slam and Steve Reitz, Jennifer Stouffer, Lisa Warner, Donna Peterson (Vaughn Group) and Lindsay Yinger Show Stables

**Committee Sign –Ups:**

**HOA:** Dan Strait , Scott Fitzgerald, Jennifer Stouffer, Michelle Slisher, Pam Benson, Janice Young

**ARB:** Jacquie Fadel, Michelle Slisher, Barbie Savage, Janice Young, Susie Strait

**Barn Committee:** Pam Benson, Janice Young, Dean Fadel

Dan Strait started the meeting at 7:00Pm. He welcomed all and made introductions. He gave a description of our property.

**Maintenance:**

**Barn:** During the past year the pasture has been treated, we divided the extra pasture west of the barn, graded the arena, graveled the parking lot for Lindsey Yinger Show Stables who leases the barn from the Stepping Stone HOA.

**General Ground Maintenance:** Brickman has completed the last year in a two year contract. They are doing better after not performing so well this last year. Lights have been serviced and maintained, the pump will be replaced in the south pond. Dean assists with Goose control. Aqua Doc continues to service the ponds for algae control. We have removed a number of ash trees.

**New Services:**

This past year we hired a property management company. ( The Vaughn Group)

We have retained a law firm. Kaman & Cusimano

Our Taxes were done by an accountant. (Dave Anderson CPA)

**Financial Report:** Scott Fitzgerald went over the finances for the past year. Ledger Balance is $6,938.32. See the annual meeting document for details.

**Social Report:** Jennifer Stouffer reported the events for the past year: Happy Hour, Block Party, Stepping Stone Camp Out, Directories were printed and delivered. Events coming up: Stepping Stone Egg Hunt March 16th, Happy Hour June 2013, Block Party August 17th, Fall Event /TBD.

**ARB:** Jacquie Fadel gave a report on what the ARB is and what the committee does. She discussed Covenants, procedures, applications etc. Members of the board have been Jacquie Fadel, Michelle Slisher and Janice Young for the last year. New members are needed.(See the Annual Meeting Document for details.)

**Goals for the upcoming year:** 1) Work to Ensure compliance with the Stepping Stone Association covenants. 2) Provide for Quality Maintenance and upkeep of all common areas.

**Plans for 2013:** Work to improve landscaping/pond management procedures/Develop a long-term strategy for barn management and improvements/Work to complete smooth transition with the Vaughn Group/work with Kaman and Cusimano to ensure full HOA legal compliance/Research need for audit and financial records.

**Immediate Items to be addressed:** Replace pump for water falls- spring 2013/Paint cupola/ Replace the front door to the equestrian center/ Replace apartment’s privacy fence.

**Election of New Board Members:** Dan Strait, Scott Fitzgerald, Michelle Slisher

Respectfully submitted,

Janice Young