

# MINUTES

## Stoker Gardens HOA Annual Meeting

January 16, 2025 – 6:30 P.M. – Syracuse City Community Center

Introduction of Shelley Terrell with Welch Randall and HOA attorney Taylor Jones

Board Members in Attendance: Heidy Szczepanski, Vickie Pollock

- **Review of 2024 Balance Sheet Report and Income/Expense Statement Report**

- As of December 30, 2024, the balance sheet shows that there is a total asset of \$90,353.21, with a total of \$88,443.25 in capital and a total of \$1,909.96 in liability.
- Income statement for 2024 was provided and reviewed for homeowners at the meeting. The income statement shows monthly expenses for the HOA items covered. Landscaping, snow removal, insurance on the units, management, secondary water and exterior maintenance. Homeowners that were not at the meeting can request statements from management.

- **Review of 2025 Budget**

- The 2025 Budget shows the 2024 totals and projected 2025 total. At the bottom of the table, the total reserve funds for 2024 was \$65,198.00 and the projected amount for 2025 is \$77,198.

- **Dues Increase Discussion**

- There was discussion on an increase of dues by \$20 along with discussion on the increase of secondary water by 3.5% and landscaping/snow removal/lawn care by 3.5%.

- **Questions/Comments with attorney regarding CC&R changes**

- HOA members, manager and attorney talked about the original CC&Rs being recorded in 2012 and that the HOA has worked with attorneys for 2 years to update them. Proposed changes to the CC&Rs include, but are not limited to, addressing rentals, a maintenance chart showing who is responsible for area maintenance, update insurance requirements, fine schedule, parking, pet restrictions, dog waste, plants, process of complaints, and to clarify rules and bylaws on how meetings are to run.
- Updated CC&Rs must be voted on first before they can get published and a 51% vote must be obtained.
- There was discussion on snow removal and deficiencies in the past and overpaying for services in the past.

- Communication with management will improve. Residents can send in questions and complaints via email or text and all is confidential.
- Residents are encouraged to attend meetings to gain understanding and knowledge to function better as a community.
- Residents will receive a copy of the CC&Rs with proposed changes and a following meeting will be held to have public comment on those changes.

• **Board Members**

- Board member Chris Mier resigned from the board in December 2024. The residents that came to the meeting were encourage to join by nominating a resident owner or self-nominating.
  - ✦ Current board members – Heidy Szczepanski and Vickie Pollock
  - ✦ We said goodbye and Thanked Chris Mier for his 10-year of service as board member.

**The meeting concluded at 8:02 P.M.**

**Residents that attended the HOA meeting:**

Mike Glover (1042 W 2050 S)  
 Michael Glover (1076 W 2050 S)  
 Zach Mier (1078 W 2050 S)  
 Austin Fowler (1107 W 2050 S)  
 Audrey Gallagher (1112 W 2050 S)  
 Andrew Lutz (1117 W 2050 S)  
 Emily Cooper (1127 W 2050 S)  
 David Dalebout (1133 W 2050 S)  
 Heidy Szczepanski (1074 W 2050 S)  
 Vickie Pollock (1104 W 2050 S)