

Stoker Gardens
HOA Board Meeting Minutes
Board Meeting Minutes

May 13, 2026

Location: Syracuse City Library

Time: 6:45 – 8:00 p.m.

HOA President - Conducted the meeting

The President confirmed that we officially have a new HOA Board member. Stoker Garden's property manager from Welch Randall attended the meeting.

Completion of Planned Project – Playground improvements have been completed by SK Playscapes. This included the installation of rubber mulch and a Safety Inspection and certificate. The invoice for the improvements has been paid.

Projects

Parking Pass Project – to address the parking issues in the community we would like to issue parking passes in several of our visitor parking spaces for a monthly fee. Syracuse City has approved our request to do so. Welch Randall recommended we consult the HOA Attorney to discuss the fee structure, permit vendor and towing/tagging enforcement. The objective is to increase community revenue and ensure fair access to limited parking resources.

Financials - Welch Randall provided the financial reports for April of 2026. We reviewed the financials. We have an excess amount left in our snow removal account. Our lawncare vendor's March and April invoices were paid together which had a negative effect on our income statement. Our insurance premium increased on the HOA policy. A board member contacted Welch Randall to get us some quotes on insurance for 25,000 or less deductible and BBQ allowed. A board member will contact his lender to find out what issues lenders are having with HOA communities that cause them to decline lending. We would like to avoid having funding issues for future homeowners and our current homeowners when they chose to sale their homes.

Patio Inspections - We are committed to following the CC&R's Rules and fine schedule. Patio Inspections are being completed. The Patio furniture and Grills only standard. Pet Control and Tethering - No tethering animals in Common/Limited Common Areas and handheld leash requirements. Direct ban on dog gates, storage and secondary appliances. Warning notices and fines for noncompliance are being issued. Board members will

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complete the initial inspections on Friday May 15, 2026. A board member inquired about unpaid fines and asked if the fines can be sent to collections. Welch Randall said she didn't think that fines can be sent to collections. She recommended that we talk to the HOA attorney. We have received some negative feedback about following the CC&R's Rules and Fines schedule for Patio inspections.

Community Maintenance – Lawncare vendor is replacing the caps on our rain gutter drains. Sprinklers have been turned on.

Tentative Maintenance - Exterior door frames need to be inspected and painted. Vendors and the cost will be provided to homeowners.

Rental Units Information was provided that indicated an already rented unit was seeking to rent one room in the unit. Welch Randall will notify the homeowner. Per the CC&R's, Article X -Rental Restrictions 10.05 – Partial or short-term rentals are prohibited in Stoker Gardens.

Management Communication & Transparency

Incident Review & Board Feedback: The Board followed up with Welch Randall regarding a recent incident where a homeowner sent a follow-up email regarding a conversation they had with Welch Randall, which was subsequently forwarded to the Board. The Board expressed that they felt completely blindsided by this communication, as they had no prior knowledge that Welch Randall had even engaged in a conversation with this resident.

Clarification of Expectations: The Board clarified that while management does not need to report every routine, everyday phone call, it is critical that the Board is kept in the loop regarding dispute-heavy interactions. Specifically, when a homeowner makes false accusations, the Board must be notified immediately of the situation and provided with the specific details of management's conversation with that resident.