

## STOKER GARDENS HOA BOARD MEETING MINUTES

The meeting was held on September 23, 2026 at the Syracuse City Library. The HOA President conducted the meeting. All Board members and the property manager from Welch Randall attended the meeting.

- **Board member transitions and volunteer recruitment** - Two Board members stepped down this year. We have two unfilled positions on the HOA Board. We will work with Welch Randall to draft a letter to inform the community that the positions are available, what the responsibilities are as well as the daily expectations. The volunteers will be asked to provide a brief statement outlining their background and why they would like to join the board. They will be given a deadline to submit their statement of interest. The Board members will review the statements and contact the interested homeowners. The two positions are as Interim Directors. They will fill the position on the Board for the remainder of 2026. We will hold a vote for all unfilled positions at our Annual Meeting in 2027. New Board members will need to run during the Annual Meeting and be voted in. If Stoker Gardens does not have a functioning Board, the management fees and legal fees will triple what we are currently paying.
- **Financial Review** - Account balances were reviewed. Welch Randall informed us that Fannie Mae and Freddie Mac are now requiring condo owners to contribute 15% of the HOA dues collected annually into the Reserve Account. We have the funds to contribute the amount that is required this year. We will start contributing monthly to ensure we have the funds to meet the requirements. Welch Randall provided us with information on a bank that will pay higher interest on the funds in the Reserve Account. If we are interested in transferring the funds to the account we need to contact Trista at Welch Randall. Stoker Gardens needs to have an update on our Reserve Study in 2027 or possibly a new Reserve Study. Welch Randall will contact the company they use and ask if they can complete an update on a study they did not prepare. If not, we will need to get a new Reserve Study in 2027. Estimated cost for a new Reserve Study, \$1,200-\$1,700.
- **Property Management Training Review** - Fannie Mae and Freddie Mac are requiring HOA Boards in communities to implement stricter compliance regarding our Reserve Studies, Reserve Balances and Insurance requirements. Having an active HOA Board is also important. Welch Randall will keep us up to date on the latest requirements.
- **Management Financial Collection Discussion** - Welch Randall provided clarification on interest charges, when they are applied and when accounts are turned over to collections. Welch Randall's Accounting department will contact the Board if an account is overdue 90 days. Stoker Gardens governing documents determine the interest rate that is charged. The Board can work out a payment plan with the homeowner or turn the account over to our Legal team.

- **Proposed Rules and Governance Updates (Schedule C)** – With the improvements to the playground this spring we have noticed an increased use and concerns that need to be addressed. We discussed that while there are already playground rules posted, we've noticed most kids are running around without supervision. We also discussed adding standard playground rules to Exhibit C. We will vote on new rules that will be added to Exhibit C. There were reports of alcohol consumption and open containers, smoking, vaping and tobacco products in common areas / playground. We received complaints from witnesses that children are climbing on trees and breaking branches, they have also been climbing on the vinyl fence in the common areas. Climbing on trees and the fences is prohibited because of the risk of personal injury/liability and potential of landscape and property damage.
- **Clarification on rear patio restrictions (Limited Common Area Oversight)** -  
 No propane tank that is not attached to the one grill or flammable liquids stored on the patio  
 No fire pits, chimineas or recreational burning  
 No pet gates, kennels, or barriers left on the patio or on the grass unattended  
 No sports equipment, bicycles, scooters, skateboards stored on the patio  
 No ATVs, recreational vehicles stored on the patio  
 No tool boxes, yard tools, brooms, shovels, household items stored on the patio  
 No permanent/temporary awnings or shade sails without ACC approval  
 No alcohol consumption in common areas / playground.
- **Patio items to consider and possibly approve**  
 Patio storage boxes - no homeowner has been fined for having a patio storage box. They help keep the patio organized. We may need to put a size limit.
- **Community Operations and Projects**  
 Snow removal - vendor proposals, scope of service, contract terms for the upcoming season. Welch Randall will work on getting bids for us to review, next week.
- **Visitor Parking Management** - proposal to issue parking passes for visitor parking, pass fees and enforcement. Welch Randall will send us a slide show presentation and schedule a meeting with EZ Park if we are interested. They require homeowners to register their vehicle. They provide a boot or towing to enforce.
- **Exterior Maintenance** - We need to get clarification from SGHOA attorney on Exhibit C regarding who is responsible to paint exterior door frames.
- **Garbage can pads** - Garbage cans - homeowners can add a garbage can pad if they are willing to pay for it. We will determine how many homes need a pad and the cost. If there is community support we can vote on making it a project in 2027.

- **Fall Patio Inspections** - Usually begin the second week in October. A letter informing the homeowners of the patio inspection, when they will begin and a reminder of what the rules are related to items allowed on the patio for the winter months.
- **Open Forum / Question or Comments from Homeowners present** -  
A-Team Snow Removal was present to inquire about Stoker Gardens snow removal needs and when to submit a bid for services. The company owner provided us with information regarding the services and the benefits the company can provide to the community. Welch Randall confirmed the area within Stoker Gardens that needs snow removal. She indicated the contract for snow removal usually starts on November 1st. She said they will obtain bids and she requested contact information from the owner.
- **Homeowners are encouraged to take an active role in the community** - If you see questionable behavior or illegal activities i.e., unlicensed ATV's racing up and down the community streets, people coming and going to the same location at all hours of the day and night, please contact Syracuse Police Department. Help keep our community a safe place to live.