

Stafford Estates Board Meeting

November 14, 2023

BOARD ATTENDEES

Janice Murray – President

Joe Rougraff – Treasurer

Mary Hicks – CCRs

Gordon Johns – Landscaping

Sushant Jain - Secretary

Shae Teagardin - Pool

Agenda:

1. Committee reports (Pool, Landscaping, CCRs, Social, Finance, Secretary)
2. Review any other open Action Items remaining from previous meeting
3. Any other business

Minutes:

1. Minutes for the previous meeting were approved.
2. Treasurer:
 - a. 3 homeowners haven't paid dues (chronic). Certified letters were sent on 11/1 - haven't received a response
 - b. 3 homeowners haven't paid late fees. No statements sent. Next year they won't be able to pay dues online.
 - c. \$7100 remaining in Checking account end of October
 - d. Pool and Landscaping to send their estimates through end of fiscal year (April 2025)
3. Landscaping:
 - a. In the HOA-owner strip of property wrought iron fences for 4 homes are rusty. Repainting will cost approx. \$3,000.
 - b. Fall planting of flowers is done.
 - c. Sprinklers along Simmons need to be checked.
4. Pool:
 - a. Problem with pump with water not circulating
 - b. 18 eyeballs need to be replaced.
 - c. There is no telephone in pool area - need a new one
 - d. Weeds near the pump area have been taken care of.
 - e. 2024 projects - restroom door trim needs to be repaired, and non-smoking sign needs to be put up
5. CCR:
 - a. 1721 Haversham - patio cover being used as a carport. We need to check if it is approved by the town.
 - b. For UPS owned pod in front of pool, Joe will check with Arnie if he was notified
6. Social:

- a. Bob is no longer in charge of Social, Janice will take over.
 - b. Breakfast with Santa and Easter Egg hunt coming up
 - c. Breakfast with Santa will be at Texas Star Cafe, kids (minimum 15 \$12.99), adults (minimum 20, \$15.99). Janice will send a flier to Sushant to send out to homeowners this week. Payments due by December 4. Homeowners will be notified via Facebook and newsletters.
 - d. Janice will follow up on decorations
7. Secretary
- a. Email addresses were reconciled.
8. AOB:
- a. Jan. meeting may have to be open to all homeowners

Action Items from previous meeting:

- ~~1. Send newsletter in October - Bob~~
- ~~2. Email addresses to be reconciled - Joe and Sushant~~
- 3. Reach out to Arnie to remove homeowners who have moved from Stafford Estates Facebook group - Janice
- 4. Communicate decision regarding HOA owned strip of property along Simmons to homeowners - Gordon

Next meeting on Tuesday, 1/9/24, 7:00 PM at 3700 Everton. Joe will let us know if it needs to be an Open meeting

Action Items:

- 1. Reach out to Arnie to remove homeowners who have moved from Stafford Estates Facebook group - Janice
- 2. Communicate decision regarding HOA owned strip of property along Simmons to homeowners - Gordon
- 3. Pool and Landscaping to send their estimates to Joe through end of fiscal year (April 2025) - Shae and Gordon
- 4. Send out Breakfast with Santa flier to Sushant to send out to homeowners this week - Janice
- 5. Send out analysis of expenses for upcoming years - Joe