

MINUTES  
STRATFORD GARDENS BOARD OF DIRECTORS MEETING  
September 23, 2025

The Board of Directors of Stratford Gardens Homes Association met at 5:30 p.m. on September 23, 2025 at the home of Courtney Fadler.

Directors in attendance: Jon Beeman, Scott Cordes, Courtney Fadler, Brian Hand, Kristin Kratofil, Benny Lee and Tom Suther

Directors absent: Mary Martin and Steven Nestor

Tom called the meeting to order at 5:35. The following orders of business were discussed:

**Dumpster Day**

A dumpster will be available from 8-12 on September 27th. Tom will be there to accept delivery of the dumpster in the morning. Kristin and Tom will cover 8-10 shift and Jon and Scott will cover 10-12 to monitor the event. Courtney sent a reminder email to neighbors about the event.

**Labor Day party recap**

It was noted that the Labor Day party was a success again this year. The food truck used was highly popular, as well as the bounce house, Kona Ice, music, and piñatas.

**Holiday party**

The Portos agreed to host the holiday party on December 13th. Kristin will confirm with the hosts the time and whether they would like us to obtain a bartender for the event. It was noted that the Board provides beer, wine and water, catered food (usually Cupini's) and a bartender and clean up assistance.

**Tree Replacement and snow removal**

Scott reached out to Suburban Lawn about the tree replacement at 63rd and State Line. Suburban does not have the same type of tree so can plant something else this fall or we can wait until Spring to plant the same tree. Members expressed a desire to have the same tree and Scott agreed to reach out to another landscaper to see if they have the tree.

Tom then asked the Board their thoughts on renewing Beerman for snow and ice removal. Members agreed they did an excellent job last year and received positive feedback from neighbors and agreed to renew their contract.

**Directory**

Tom noted that the directory is due to be reprinted this Spring and will ask Patty Steele to do so. It was also recommended that the beginning pages should be reviewed for any updates.

## **Board recruitment**

Tom mentioned that his neighbor, Julia Fritzlen, is interested in joining the Board but that her home is currently not a part of the HOA. Tom indicated he has the paperwork to add the excluded homes to the HOA and will be filing it. A neighbor at the Labor Day party also expressed her interest in joining the Board.

## **Survey**

Brian shared with members the survey he created to request input on neighborhood satisfaction. The survey was reviewed by the Board, a few minutes changes were requested and Courtney agreed to send the survey out to the HOA email list once finalized.

There being no further business, the meeting was adjourned at 6:19.