

**Stratford Gardens Homes Association**  
**Annual Meeting**  
**May 30<sup>th</sup>, 2013**

The Annual Meeting was held at the Carriage House on State Line and started at 6pm. Our guest speaker was a team from Google Fiber. They talked about the upcoming service that will be available to our members starting on July 25<sup>th</sup>. Many of our members had questions about the offering and how it compared to AT&T U-Verse and Time Warner Cable.

**Highlights and Reports:**

The total attendance was around 60 members with least twenty-five homes were represented at the meeting which constitutes a quorum per the Association's bylaws.

At 7:30pm, Raphael Suarez called the meeting to order and introduced himself. He asked the new Board Members to stand up and provide a short bio.

Greg Koehler (Treasurer)  
Charles Arthur (Vice President)  
Patty Green (Island Maintenance)  
Richard Connor (Social)

Raphael asked the audience to approve the new Board Members.

One Association member voiced some concern regarding the fact that we had not provided a written biography of new Board Members and that they were not asked if anyone wanted to be on the Board prior to the meeting.

Several members volunteered and were voted in.

Maggie Shine  
Robert Flynn  
Bradette Ostrander

Lack of email communications was mentioned and Raphael explained the difficulty that the Board was having using the current address book and email program that had been setup by the previous President. Raphael mentioned that the Board was looking into a new solution and possibly a custom site for the HOA.

- Directories: a new directory was sent out and Greg Koehler answered questions regarding how the data was collected, surveys, additional information to be included...etc.
- Budget: Greg Koehler presented the new budget and a copy was made available to every member in the room.  
2013-14 budget amount: \$34,500 with a \$1,100 increase from the previous year because of the cost of printing directories.  
The HOA cash in the bank on April 30, 2013 was \$69,131. The A/R amount was \$5,881.

Questions came up about the members who do not pay their dues. Raphael stated that Liens had been filed against properties and unpaid dues would be collected when these properties sell.

The budget was approved by the Assembly.

- Island Maintenance: Raphael summarized the highlights since Patty Green just took over that position. The contract was renewed in May 2012 for 2 years. Raphael negotiated a \$0 cost increase and also included free flowers for the islands on State Line and 61<sup>st</sup>, Ward Pkwy and Huntington Rd, and State Line and 63<sup>rd</sup> Street.
- Snow Plowing: We did not renew our snowplow contract with the vendor from prior years. A new contractor was chosen: Payne Mow and Snow Removal. The cost for the 2012-2013 Winter season was \$2,800 which represents a \$200 increase because 64<sup>th</sup> Street had not been included in the past.  
The new contractor did several passes to make sure the roads were cleared contrary to the previous vendor who only performed one pass.
- Security: eight shifts of 4 hours each take place every week. This is the largest expense by the HOA at about \$13,000 per year. The cost is being shared with other neighboring Associations (Greenway Fields, Romanelli West and Armour Fields. We mentioned that Office Parsons who is in charge of the service doesn't send reports on a regular basis so we are unable to communicate the statistics to our members.
- Holiday Party: it was held at the home of Chip and Laurie Ingram. Sixty five members responded to the invitation.
- New business. Some members expressed concerns about the lack of attention to 63<sup>rd</sup> Terrace and 64<sup>th</sup> Street. We discussed plans to replace some landscaping on 63<sup>rd</sup> Terrace and 64<sup>th</sup> Street.

The meeting was adjourned at 8:30pm