

Minutes of Annual Meeting of the Stonegate Property Owners Association (SPOA)

What: Annual Meeting of the of Members and Board
Where: Medina County Library - Community Room A
Date: 22 January 2026
Time: 6:00 PM to 8:00 PM

1. Attendance/Roll Call Board

- a. President - Chris Guinta - present
- b. Vice President - Jamee Hose Perich - present
- c. Treasurer – Erin Gagliano - present
- d. Secretary - Dinah Lambert - absent
- e. At Large members
 - i. Bob Rainey - absent
 - ii. Bill Kelly - present - acting secretary in Dinah's absence

2. Calling of meeting to order

- a. Meeting was called to order at approximately 6:15 after introduction of board members and audience members

b. Motion - Chris Second - Bill Vote - all

3. Proof of notice of meeting or waiver of notice

- a. Bill reviewed the notice of meeting in the December newsletter and on signs placed at entrance / exit to development.

4. Acceptance of minutes of preceding meeting

- December 2025 Minutes

Motion - Erin Second - Chris Vote - all

5. Report of Officers

President

- State of Association

Chris presented a state of the association reviewing including that the finances were in order.

- 2025 Goals Review

Chris reviewed the 2025 Goals including:

Covenant review including confirmation from board attorney's that the covenants were enforceable. Some discussion ensued about the rationale and whether a vote was needed.

Website creation - noted that we had pursued a website but discovered the costs and features were in excess of initial expectations.

Dues enforcement / collection - quick overview stating that we had significantly lowered the number of past due payments with Erin to provide details during her comment period.

Electronic payments - proved successful. Erin to provide details.

Staffing committees - successfully staffed the Architectural committee.

Asked audience for volunteers for 2026 committees.

Vice President

- Review of Complaint / Violation letters

Jamie reviewed the typical type complaints received in 2025 and enforcement actions taken. Discussed plans to take a more aggressive approach to violations if needed.

- Newsletters

Treasurer

- 2025 Budget / Actuals

Erin reviewed the 2025 budget starting with dues collection. At start of year, 57 past due homeowners totaling over \$10,000. Efforts reduced that to 16 past due homeowners owing approximately \$3,000.

2025 budget was set at \$38,740 of which \$24,852.54 was spent. Primary underspent was in Website - \$4,000 under budget, Administrative and postal - \$3,103 under budget, Attorney and CPA fees running \$3,072 under budget, and Other Property Maintenance running \$2,300 under. Full details are in the attached budget reconciliation handout.

- Delinquent Dues Update

6. 2026 Planning

President

- 2026 Goals & Initiatives

1. Protective Restrictive Covenants Update

Chris discussed the desire to for a committee to review and update the current Covenants to remove antiquated items and update to reflect current community standards. The request went out for members to become members of the committee including help in notifying the membership of the whys of the changes.

2. Website Creation and Deployment

Chris had Bill discuss the plans for the Website. Bill discussed creating a website that meets the needs of the SPOA at a reasonable cost. Quotes received included features that more closely align to a condominium management practice with costs up to \$4,000 per year. We have had 2 volunteers from the community to assist in defining and possibly creating a website.

3. Defined Dues Collection Policy

Chris discussed the need to develop a clear collection policy that defines under what conditions and how we will escalate past due collection to our attorneys.

4. Increased Community Participation

Invite those present to volunteer and/or talk to their neighbors about volunteering to be part of the community leadership.

Vice President

- Stonegate Mission Statement

Jamie reviewed the Mission Statement as expressed in the new logo -
Your Community , Your Voice
Connecting Neighbors
Celebrating Traditions
Building Tomorrow

Treasurer

- 2026 Proposed Budget Review

Erin reviewed the 2026 proposed budget noting it the total was largely unchanged from the 2026 budget and noted the changes to the individual line items (details in attached budget breakdown.) Discussed the decision to continue to collect the fee on the Clover payments to offset our costs.

- **Budget Approval Motion/Vote (Board)**

Motion to approve 2026 budget - Erin Second - Chris Vote - All

- 2026 Dues Recommendation

- **Dues Approval Motion/Vote (Board)**

Motion to approve \$100 dues for 2026 - Erin Second - Chris Vote - all

- 2026 Dues Invoice Timeline Mailed by 10 February / due by 30 March 2026

Secretary

- Review of Meeting Schedule Time and Venue

Bill reviewed Board meetings for the first half of 2026. A member asked if the meetings were opened and board confirmed meetings are open as required by the Open Meeting Laws in Ohio.

7. Report of committees

- Events Committee

Erin reviewed the events held in 2025

April - Easter Egg hunt

May - Garage Sale

August - Ice Cream Social

October - Pick a Pumpkin Hayride

Christmas - Holiday Lighting contest

- Architectural Committee

Bill gave a quick summary of the Committee activities in 2025. Reviewed over 20 requests for changes. Noted that repairs do not require board approval but the committee would like to be kept aware of changes to ensure the changes are keeping with the planned scope of the community.

Note that until the website is up and running, please submit a request for the Architectural Approval to the SPOA email address and we will send a form.

8. Old Business

- Ledgewood Road Culvert Replacement Project

Chris brought the community up to speed on the culvert replacement to be completed in Spring of 2026. The construction will result in Ledgewood Drive

being closed for 30 to 45 days during construction. This likely will result in the traffic to and from the Boharty new house routed down Stonegate.

- Common Ground Dead Tree Cutting Project

Chris reported that the Dead Tree Cutting Project was completed in December. This round of maintenance focused on the trees that show risk of falling on members' properties. We will be looking at further trimming in 2026 to remove other damaged trees. A member pointed out we have trees again down in and around the culvert near Stonegate. The board will review with the county to determine next steps.

9. New Business

- Adjacent Developments Updates

Board provided a brief update on the new property development being completed along the lake and to the east of Stonegate POA. Several concerns were expressed about storm water run-off and the traffic increase. Current approved plans for the development do not include a connection to Reagan Parkway eliminating one key concern of property owners of Stonegate becoming a cut through from Pearl to Reagan.

- SPOA Continuation of Existence Filed w/ State of Ohio

Chris reported that we had filed a Continuation of Existence with the State of Ohio ensuring Stonegate POA remains a registered non profit Association. A member asked a question related to what would happen if the association ceased to exist. The response was that an entity will need to exist as the Association as a whole owns the common area.

10. Call To Action

- **Nominations to the Board** (voting members) accepted thru 6 February 2026
- **Volunteers to various committees** (non-voting) accepted at any time

11. Q & A

A member suggested we look into the VFW hall as a possible alternate location to hold our weekly meetings.

A home owner brought to the board concern about trash and debris being located behind a neighbors home. The situation has been on-going for approximately 2 years. The board took the action to review and determine next steps.

12. Meeting Adjournment

A motion was made by Erin to close the meeting at approximately 7:45 pm. Second by Jamie Approved - all

Stonegate 2026 Monthly Meeting Schedule

JANUARY 19: 6-7:30pm, Library Conf. Room 2B

JANUARY 22: ANNUAL MTG. 6-8pm, Library Community Rm A

FEBRUARY 16: 6-7:30pm, Library Conf Room 2B

MARCH 16: 6-8pm, Red Engine House-City of Medina, Public Square

APRIL 20: 6-8pm, Red Engine House-City of Medina, Public Square

MAY 18: 6-7:30pm, Library Teen Rm 1907, 2nd floor

JUNE 15: 6-7:30pm, Library Teen Rm 1907, 2nd floor

Confirm dates/venues for 2nd half year (updates in Spring newsletter)

Proposed dates below:

JULY 20: 6-7:30pm

AUGUST 17: 6-7:30pm

SEPTEMBER 21: 6-7:30pm

OCTOBER 19: 6-7:30pm

NOVEMBER 16: 6-7:30pm

DECEMBER 21: 6-7:30pm