

STONE BRIDGE OAKS HOA
ASSOCIATION MEETING
April 21, 2011

The meeting was called to order by John Tarlton, Property Manager. He welcomed the owners to the meeting. Dean Eldridge (Developer), Josh Pearson (Builder Sales and Marketing), and Anthony Natalie (Builder) were present as well as several Homeowners.

John introduced Anthony Natalie. Anthony discussed the changes to the community since the last meeting. He also discussed the development of the community committees. He asked for everyone to think about volunteering.

John introduced the Board of Directors and the landscape committee. He talked about the need for additional committees as the community builds out. John also reviewed the HOA website and explained some of the items that are on the site.

Josh talked about the sales that have been happening at the community. Josh also explained the designs of the patio homes. He stated that they have contracted for 5 homes since January. Grenadier had added a realtor program to help give incentives to the use a realtor that is supported by the sales team. Josh stated that they are estimating 25-30 sales this year.

Discussion was held regarding theft on the property especially the in the spec and model homes. Over all attentiveness was also discussed. Lights on the property were discussed. All homeowners were reminded to keep their light working while the construction picks up. When that happens, 8 to 9 poles will be installed around the community. This will help with the need for lighting. John came back up and discussed the various means that the community has for contacting the owners.

John reviewed the financials for the members. He covered the 2010 Balance Sheet and P&L, the budget for 2011, and the 2011 year to date Balance Sheet and P&L. He answered several questions during this process. During the discussion Gloria Currie volunteered to serve on the Access Gate committee for the community.

The meeting was adjourned 8:13 p.m.