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# STILLWATER CROSSINGS HOA REGULAR BOARD Meeting

## 04/14/2025 Minutes

Approved July 31, 2025

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### A. Call to order at 4:01pm

A meeting of Stillwater Crossings HOA members met at Bradshaw Celebration of Life Center. Attendees Lisa Tschida – President, Gillian Stewart – Vice President, Kris Newman – Treasurer, LeeAnn Schueller Olson – Secretary, and Sara Jenkins – Kingwood Manager. Five Homeowners present.

### B. Approve Minutes

1. Motion passed to approve minutes of 07/10/2024

### C. Financial Report

1. Kris Newman reports financials are in good standing and on track as per February 2025 budget report
2. Motion passed to approve financial report.

### D. Management Report

1. Sara reports good news delinquencies are <\$1500

### E. Old business

1. Decks – moving forward will have one contractor for maintaining and staining decks through KWM, then billed back to homeowner. This will promote consistency and decrease confusion. This is the same way the concrete patios were managed.
2. New house signs installed which replace old, faded signs.

### F. New Business

1. Garden Committee
  - a. Small budget – primary goal is to remove the 4 stumps that impede further planting of entrance gardens
  - b. Signs need repair – stones from walls and wood to be repaired and painted.
  - c. Anyone can join the committee – email Sara Jenkins, KWM if interested – help needed to weed and water.
2. Community clean up scheduled for Saturday April 19 @ 9:00. Jennifer with the black Pug is leading. If inclement weather will reschedule for the following Saturday.
3. Suggested we have a Community Garage Sale.
  - a. Email Sara if interested – May or early June

4. 2025 Projects
  - a. Front sidewalks to begin April 21<sup>st</sup>.
    - i. Reminder to remove mats, plantings, and flowerpots
  - b. Sealcoating driveways
    - i. They are done in 3 phases every 3 years (started 2024)
  - c. Trees
    - i. Ongoing contract with Alliance
      1. Assess health of trees, trim and replace trees as needed.
      2. To assist with tree planting along side 62<sup>nd</sup> street for privacy and noise reduction secondary to new hospital site. (will ask Lakeview to pay)
      3. City of Stillwater working with Lakeview regarding landscaping along 62<sup>nd</sup> street and walking path.
  - d. Other new business.
    - i. Lisa motioned to amend Bylaws to limit the number of rental units owned by one party or business AND the percentage of total rental units. Gillian seconded the motion.
    - ii. There is a considerable expense any time the Bylaws are amended because it is a legal document and requires attorney fees.
    - iii. A 67% Quorum of homeowner votes must be met in order to pass.
    - iv. The Board and KWM will send out survey to see if there is homeowner interest in amending this section of our Bylaws prior to encountering the lawyer expense.
    - v. Please note – any rental units currently in place will be grandfathered in.
    - vi. All rental leases are for 12 months – no short-term rentals per current Bylaws.
    - vii. Board will discuss further at next closed board meeting.
    - viii. Currently Lakeview Hospital plans to open Spring 2027

## G. Homeowner Forum

1. Guest Parking – 3 areas allotted turn around space and not visitor parking as per original finger road design. To change the space would incur expense plus decrease green space.
2. Concern presented that sealcoating done in 2024 is peeling. Board and KWM will assess during Spring walk-through.
3. Homeowner Diane is wondering if a Vinyl partition could be added to south side of patio considering the Hospital. Other options – plant a bush or tree.
4. Power washing needed for privacy fence facing units along 62<sup>nd</sup> street.
5. Homeowner Jennifer requested scheduled day of week lawn care.

H. Adjournment: Gillian motioned to adjourn the meeting at 4:54 pm and Lisa seconded.

Secretary	Date of approval
LeeAnn Schueller Olson	