

Stillwater Resident/Board Meeting November 7, 2024

The Stillwater Resident/Board Meeting on November 7, 2024, covered several key updates and changes. Jay Riggs, the board president, outlined the new meeting structure and the transition to a self-managed HOA, including the halt of all collections and the release of liens. The board has saved \$60,000-\$70,000 by self-managing, with a monthly cost of \$410 compared to \$4,000 for property management. They are re-bidding all contracts, including termite control and snow plowing, to ensure cost-effectiveness. The new website will be a primary communication tool, and a neighborhood watch initiative was discussed to address recent duck shooter incidents. The Stillwater Resident/Board Meeting on November 7, 2024, focused on security measures, including the potential installation of a surveillance system under \$2,000, recommended by the police. Residents shared experiences with trespassing and vandalism, emphasizing the need for evidence like photos or videos. The board discussed the legality and privacy concerns of installing security cameras. They also addressed the issue of political signs, suggesting a community vote for new rules. Concerns about trespassers, especially those carrying weapons, were highlighted, with residents advised to call 911 first. The meeting concluded with discussions on work orders, transitioning to a new system, and maintaining paper options for non-digital residents.

Action Items

- ☐ Post the consent resolution and bylaw amendment on the new website.
- ☐ Prepare a bullet point list of proposed bylaw changes for the December meeting.
- ☐ Publish the annual meeting minutes.
- ☐ Publish the monthly meeting minutes and recordings on the new website.
- ☐ Publish the association financials on the new website after each monthly meeting.
- ☐ Communicate the new methods of information sharing with all 202 residents.
- ☐ Investigate options for a neighborhood watch and security cameras at the entrances.
- ☐ Discuss the potential rule change regarding political signs with residents and hold a vote if there is sufficient interest.

Outline

Opening and Introductions

- Jay Riggs opens the meeting with a prayer, thanking for blessings and community.
- Jay Riggs introduces himself and other board members: Ilene Pierantoni (treasurer), Marc Soles (waterways), Dave Best (maintenance), Gary Day (architectural), Ron Carrozza (maintenance and snow plowing), and Guy Burley (waterways and Social Committee).

- Jay Riggs shares an update on his son's successful surgery and expresses gratitude for community support.
- Jay Riggs officially opens the meeting, mentioning potential chaos in structure and the need for grace.

Meeting Structure and Agenda

- Jay Riggs outlines the meeting structure: call to order, board address, committee information, resident discussion, final remarks, and adjournment.
- Jay Riggs explains the new website as a main source of information, along with email and social media.
- Jay Riggs discusses the importance of decorum and the switch from unit numbers to names and addresses for better identification.
- Jay Riggs mentions the recording of meetings using AI software and the plan to start Facebook Live for resident participation.

Financial and Legal Updates

- Jay Riggs provides a brief financial update, mentioning that all budgeted expenses have been paid, and optional expenses have been put on hold.
- Jay Riggs discusses the legal changes, including the consent resolution and amendment to the bylaws, allowing the board to exist in 5, 7, 9, or 11 members.
- Jay Riggs explains the shift from an outside-run HOA to a self-managed HOA, including the halt of all collections and release of all liens.
- Jay Riggs mentions the need for a sizable volunteer group to support self-management and the plan to rebid all contracts.

Maintenance and Vendor Management

- Jay Riggs provides an update on maintenance, including fall clean-up, irrigation shutdown, gutter cleaning, and work orders.
- Jay Riggs explains the new work order system, which eliminates red tape and allows for faster response times.
- Jay Riggs discusses the transition to the new TownSquare software, which will replace the need for a property management company.
- Jay Riggs mentions the cost savings of self-management compared to the previous property management costs.

Resident Requests and Concerns

- Jay Riggs addresses resident requests, including the method for deciding which units get new roofs, the cost of the new website, and the legality of the amendment.
- Jay Riggs clarifies that the new website will save money and improve efficiency, and the amendment was properly filed and legal.

- Jay Riggs mentions the plan to post all financials and meeting minutes on the new website and other communication methods.
- Jay Riggs discusses the importance of having a sizable board and volunteer group to support self-management.

Communication and Transparency

- Jay Riggs emphasizes the importance of transparency and communication with residents, including the use of email, social media, and the mail room.
- Jay Riggs mentions the plan to have a digital newsletter and the possibility of printing a few copies for the mail room.
- Jay Riggs discusses the need for a neighborhood watch and the plan to install cameras at entrances for security.
- Jay Riggs addresses concerns about residents and board members doing work without being licensed and insured, and the importance of having a mentorship program for board members.

Final Remarks and Open Floor

- Jay Riggs opens the floor for any additional comments or questions from residents.
- Residents ask about the continuation of automatic monthly maintenance fee payments and the possibility of board members being paid.
- Jay Riggs confirms that automatic payments will continue and clarifies that board members will not be paid.
- Jay Riggs mentions the plan to have a digital newsletter and the importance of community involvement in creating content.

Surveillance and Safety Measures

- Jay Riggs discusses the importance of having pictures or video evidence to pursue trespassers effectively.
- Jay Riggs mentions a surveillance system under \$2,000 that is highly recommended by the police for safety.
- Resident I shares a personal experience with surveillance helping to take juveniles to court for property damage.
- Jay Riggs emphasizes the need for proper signage to make video surveillance legal and effective.

Handling Weapon Sightings and Trespassers

- Jay Riggs stresses the importance of not approaching individuals with weapons and instead calling 911 immediately.
- Resident K expresses concerns about trespassers and the need for better security measures.

- Jay Riggs explains that the best practice is to have visible, working surveillance cameras to identify trespassers.
- Jay Riggs advises against residents confronting suspicious individuals and suggests calling the police or board members instead.

Security Cameras and Privacy Concerns

- Ilene Pierantoni inquires about the possibility of installing security cameras on units.
- Jay Riggs explains the privacy concerns and the need for cameras to be angled correctly to avoid recording private areas.
- Jay Riggs suggests that Ring doorbells are a good alternative for security without the need for exterior cameras.
- Resident C expresses interest in having a camera on their back deck for intruder detection, but Jay Riggs suggests discussing it as a community.

Community Rules and Political Signs

- Jay Riggs discusses the possibility of creating rules about political signs and the need for a two-thirds vote to change bylaws.
- Mary Eastman clarifies that the board has the authority to set rules and regulations without changing bylaws.
- Jay Riggs emphasizes the importance of community consensus before implementing new rules.
- Jay Riggs suggests that if residents want to change the rules, they should champion the cause and gather signatures for a vote.

Facebook Page and Bullying Concerns

- An unknown speaker asks about the removal of a political sign discussion from the Facebook page.
- Jay Riggs explains that the post was removed due to bullying and inappropriate content.
- Sharon Darrow mentions that she reported the bullying and inappropriate content to the board.
- Jay Riggs encourages residents to report any issues on the Facebook page directly to the board.

Work Orders and Transition to New System

- Mary Eastman inquires about the transition of work orders to the new system and the availability of paper options.
- Jay Riggs confirms that paper options will still be available in the mail room for non-digital residents.
- Jay Riggs explains that Grandmark is experiencing issues with the transition, leading to the deletion of some work orders.

- Jay Riggs assures that they are working on copying all necessary work orders into the new system.

Patio Furniture and Safety Concerns

- A resident asks about the rules regarding what can be left on back patios.
- Ron Carrozza mentions that in the past, residents were supposed to remove everything from their decks.
- Jay Riggs and Mary Eastman suggest looking up the rules and regulations on the website for clarification.
- Jay Riggs emphasizes the importance of safety and aesthetics when leaving items on patios.

Meeting Adjournment

- Jay Riggs seconds the motion and thanks everyone for their participation.
- Dave Best motions to adjourn the meeting.
- Marc Soles seconds the motion to adjourn, and the meeting is officially closed.