

Stoller Farms Phase 2 HOA Annual Meeting Minutes 12/1/2025 6pm

Meeting Notes

Introduction and Meeting Start

- Matthew Whitaker greeted the participants.
- Discussion about the chaos in Stoller Farms and photography for kids.
- Kay mentioned time constraints due to the Zoom cut-off.
- Purpose of the meeting is to approve the budget.

Budget Approval Discussion

- Matthew asked if they need to approve the budget without considering management fees.
- Stoller Farms HOA Phase 2 confirmed that no opposition is expected.
- Discussion about the impact of potential management company changes.

Community Engagement

- Matthew discussed the necessity of reaching out to the community regarding board meetings.
- Stoller Farms HOA Phase 2 mentioned a letter to accompany the dues.

Neighborhood Introductions

- Introduction of board members: Kiana West (President), Matthew Whitaker (Secretary), Kay McGinnis (Treasurer).
- Participants shared how long they have been in the neighborhood.

Introduction of Attendees

- Tim Jantos introduced himself and talked about his family and their involvement in sports.
- Alexandra Kotova introduced herself and mentioned her children attending Rock Creek.
- Tammy Volchok announced she would be listening but had to turn off her camera.

HOA Updates

- Stoller Farms HOA provided highlights from 2024-2025 including updates to the Property Modification Request form.
- Discussion on tree maintenance initiatives and recent updates to the HOA website.
- A financial report was given where the total income and expenses for 2025 were discussed.

Future Planning and Community Involvement

- Discussion on the need for volunteers for the HOA board to help manage community services.
- An emphasis on maintaining neighborhood aesthetics through uniform maintenance standards for properties.

Property Maintenance Guidelines

- Guidelines were shared on maintaining landscape aesthetics, especially regarding tree care.
- Discussion regarding the responsibilities homeowners have regarding sidewalks and property maintenance.

Community Compliance and Assistance

- Our goal is to help homeowners stay compliant and catch problems early.
- Homeowners are encouraged to ask questions before making upgrades or repairs.

Volunteer Treasurer Position

- A volunteer treasurer is needed for managing community events and finances.
- The estimated time commitment is around five hours a week, varying based on activities.
- Responsibility includes paying bills and keeping track of community finances with assistance from a bookkeeper.

Landscaping Concerns

- HOA involvement in landscaping is typically limited to visible areas from the street.
- Homeowners are encouraged to report landscaping issues, including those that could be a nuisance.
- Resources for favored vendors will be compiled and provided on the website.

Website Updates

- Significant updates have been made to the HOA's website.
- Homeowners are encouraged to check the website for resources and updates.

Stoller Farms HOA Phase 2 Updates

- Discussion about need for HOA forms and historical information from the previous website.
- Questions raised about shared responsibilities for fence maintenance.

- Property value maintenance and mediation options for disputes discussed.
- Overview of HOA responsibilities including yard care, tree maintenance, and common area upkeep.
- Concerns raised about unauthorized used car parking in the neighborhood.