

**Stonefield Neighborhood Association  
Minutes of Board of Directors Meeting  
October 19, 2016**

**Directors Present:** Luke Francois (President), David Diercks (Treasurer), Dennis Cliff (Director), Kristin Florin (Director).

**Also Present:** Jeff Mattox (Webmaster).

**1. Call to Order.** The Board met at the home of the President Luke Francois, who called the meeting to order at 6:30 pm.

**2. Consent Agenda.** There being no objection, the agenda prepared by the President was adopted by common consent.

**3. Minutes.** Minutes of the Board of Directors Meeting on August 16, 2016, as prepared by the Secretary, were reviewed, and on motion of Kristin Florin, seconded by David Diercks, the minutes were approved.

**4. Treasurer's Report.** David Diercks presented a financial report showing that as of September 18, 2016 the Association had income of \$166.00 and expenses of \$2,415.15 for the current financial year. Net income so far is in line with the budgeted loss for the year, since this is a financial year during which dues are not collected. The Association has \$13,882.11 in its bank account. On motion of David Diercks, seconded by Kristin Florin, it was voted to accept the Treasurer's Report.

**5. Covenants.** A neighbor has requested Association approval for a fence, as a variance from the covenants. It was noted that the covenants remain in force for the entire Stonefield neighborhood, but only the covenants for the Wydown additions provide for an Architectural Control Committee with legal authority to grant variances.

The Association has no authority relating to the covenants, since the original developer (Larry Lapin) did not include any provision in the covenants for resolving covenant related matters beyond working with him as the developer. Lapin is believed to reside in the Deforest area at the age of approximately 74. David Diercks may attempt to reach out to Lapin to appoint an agent for approving covenant matters in Lapin's absence.

However, regarding the matter at hand, the Association is not in a position to offer a legal opinion, and owners should read carefully and follow the covenants. Additional discussion about approaching Lapin and/or appointing a designee in the developer's absence was tabled.

As to fences outside the Wydown additions, without approval of the developer (except for around a swimming pool up to a height of four feet), neither the Association nor a landowner's neighbors, have authority to approve a fence. Only with consent of 2/3rds of all landowners within a covenants area can a variance from the covenants be approved.

It was noted that in the Wydown additions, sections of fencing that are part of the landscape plan have been approved by the Committee from time to time.

**6. Yard Lantern Replacement.** The President noted that our current lanterns are 9" by 16". Similar styles were found but further work is needed to find close replacements. Until a final selection is made, neighbors are welcome to submit a similar size and style for Association endorsement. This item was tabled with no action.

**7. Fall Social Event.** The Board discussed possible dates of November 6 and November 13 from 3 pm to 5 pm, weather dependent.

**8. Next Board Meeting.** The next meeting of the Board of Directors will be held Wednesday, December 21 at 7 pm at the home of the President.

**9. Adjournment.** By unanimous consent, it was agreed to adjourn the meeting at 8:20 pm.

Respectfully submitted,  
Ralph Swoboda, Secretary\*

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\* From notes provided by Luke Francois