



Stone Ridge
Phase 1, HOA, Inc.
P. O. Box 1574
Navasota, Texas 77868

ANNUAL MEETING
OF STONE RIDGE, PHASE 1, HOA, INC.

July 17, 2025 @ 6:30 PM
705 E. Washington Ave, NISD Administration Building
Navasota, Texas 77868

- I. Call to order by Steve Johnson at 6:35 p.m.
- II. Determination if a quorum was present: yes. Steve Johnson and Matt Fabian
- III. Consent Agenda
 - a. President's Report
 - i. Board will work on flag poles
 - ii. Board will get clarity on plastic storage shed permissibility, location, etc.
 - b. Treasurer's Report
 - Matt said repairs to irrigation system have been completed. Total cost: \$3536.00
- IV. Action Items
 - a. 2024 Financials: Steve moved their approval, Matt agreed. Approved by consensus
 - b. 2025 Financials to date: Steve moved their approval, Matt agreed. Approved by consensus
 - c. Accounts Receivable (AR) Aging: Matt reported that they look about average. The board will consult with the management company about member accounts that are significantly overdue. Steve moved the adoption of the report; Matt agreed. Approved by consensus
 - d. HOA Board Members
 - i. Matt nominated Amy Vitzthum to serve on the board. Steve seconded; approved by consensus
 - ii. Board Officers
 - 1. Steve Johnson, President
 - 2. Amy Vitzthum, Vice President
 - 3. Matt Fabian, Secretary/Treasurer
- V. Remarks from Residents

Any resident may address the board on any matter. Please limit remarks to 3 minutes. The board will place any comment not specific to this agenda on future agendas. Please note residents must be in good standing with the HOA in order to provide comments

 - a. Brenda Matthews offered her name in consideration to serve on the board. The board will consult and visit with her at a later date
- VI. Meeting adjourned at 6:52 p.m.