

Board of Directors Meeting
Draft Minutes
10/1/2026

1. Gerri Pennachio, President, called the meeting to order at 6:03 p.m.
2. Gerri Pennachio, President, gave notice that the agenda was posted on 9/25/2026.

3. Roll call was taken and a quorum of the Board was present.

Gerri Pennachio, President
William Mellan, Vice President
Marcie Hoecker, Secretary
Shannon Hannum, Director
Rita Fandrich, Director
Noreen McGowan, Director, Appeared by Zoom

Absent
John Peronto, Treasurer

Robins Noel, LCAM and Admin Asst., Terry Wexler were also in attendance

4. Approval of Prior Minutes:

Bill Mellan, Vice-President, made a motion to accept the minutes from 8/27/2026 Board of Directors meeting as submitted in the Board Packet. Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

5. President's Report:

Gerri Pennachio, President, gave a verbal report.
She let Rita Fandrich know that her landscaping has been approved and will be completed this month. Rita reiterated that the irrigation be checked prior to the landscaping been done. 3160 Stonewater Dr will have an independent inspection done once the project is completed. Shannon Hannum, Director, will contact the inspector. The 2027 Stonewater Budget is being completed. There will not be a Special Assessment this year and a slight increase in Annual Dues. The Townhouses will have a \$14.00 increase, and the Villas will have a \$6.00 increase.
KC Bouchillon, Attorney, has refunded the Retainer that was paid to his office.

6. Vice President's Report:

Bill Mellan, Vice-President, provided a paper regarding the Architectural Review Committee Window Replacement Submission Packet. This was scanned and emailed to Robins Noel, LCAM, to be placed on the Stonewater Website Forms Tab. Bill Mellan also sits on the Board for OOA1. He reported that OOA1 is removing trees. For every tree that is removed, two trees will be replaced. The landscaping is being rebid for the OOA1 property. Bill Mellan will contact Steve Allan, LCAM regarding the condition of the lakes in Stonewater.

7. Treasurer's Report:

Gerri Pennachio, President, gave the Treasurer's report.

Bill Mellan, Vice-President, made a motion to accept the Treasurer's Report.

Shannon Hannum, Director, second the motion. The motion was put to a vote and passed unanimously.

8. Manager's Report:

Robins Noel, LCAM, gave an oral report. He has been working on the 2027 Stonewater Budget with several Stonewater Board Members. The General Ledger Accounts that were in error will be corrected by 10/2/2026. ACPLM check was mailed by Terry Wexler to the company. Robins will let Terry Wexler, Admin Assistant know when the Budget Meeting will take place so she can contact Grasslands to reserve a room for the Budget Meeting with the Owners.

9. Committee Reports:

Hospitality Committee

Marcie Hoecker, Secretary, and Chair of the Hospitality Committee reported that American Flags will be placed on the Stonewater Property for Veteran's Day. The Clubhouse will be decorated between Thanksgiving and the Christmas Party. The Christmas Party will be held on December 6th.

ARC

Bill Mellan, Vice-President, and Chair of the ARC did not have a report.

10. Old Business:

N/A

11. New Business:

N/A

12. Owner Forum

N/A

13. Adjournment:

Rita Fandrich, Director, made a motion to adjourn the meeting at 6:46 p.m.

Bill Mellan, Vice-President, second the motion. The motion was put to a vote and passed unanimously.