

Stoney Brook Homeowners' Association
Annual Meeting
November 6, 2017

Board Members Present: Chris Lee, Bill Bach, Dave Rauch, Scott Ritenour and Michael Vogler

Members Absent: None

Non-Board Residents Present: 10

CAM Representative Present: Lee Mason

Meeting called to order at 7:03 pm by David Rauch at the Stoney Brook clubhouse.

Motion: To approve the 2016 Annual Meeting Minutes made by David Rauch. Seconded by Joe Camerata. Passed: Unanimous.

Agenda reviewed by David Rauch.

President's Report (Chris Lee)

- Introduced the 2017 board members and our CAM representative, Lee Mason
- Chris will be stepping down from the board at the end of this year after serving 2 years as president and another as Communications lead
- Based on 2017 survey, residents strongly agree that:
 - o HOA should do more to enforce ACC standards
 - o HOA should do more to ensure community regulations are followed
- Community Association Management (CAM), LLC was selected to serve as Stoney Brook's property management company in 2017. Accessibility and responsiveness were key selection criteria.
- Neighborhood Communications: In addition to meetings and newsletters, a front entrance sign and private group Facebook site were established to improve communications to all residents. Residents are invited to attend monthly board meetings.
- Incidents of vandalism and speeding were lower than in prior years
- Front Entrance: Limited progress in 2017 due to magnitude of project (\$), access to vendors and lack of committee volunteers (none)
- We need volunteers for 2018 board and committee positions

Treasurer's Report (Michael Vogler)

- Michael reviewed year-to-date (YTD) expenses through 9/30/17; YTD expenses are ~\$10,000 below full-year budget
- We paid off clubhouse mortgage this year and added new appliances
- We don't expect any major expenses for the balance of the year
- We have over \$36,000 in reserves; major future expenses include tennis court, pool, clubhouse roof plus unforeseen expenditures

Pool/Clubhouse/Grounds (Bill Bach)

- The clubhouse roof is in good shape and won't need replacement for another 3 years
- Pool area maintenance completed, including painting of fence and replacement of outdoor ceiling fans
- Clubhouse improvements include new stainless-steel appliances and paint touch-ups
- Resident Mary Plant requested modifications to the bathroom cabinetry
- A \$100 rental fee of \$50 cleaning fee were implemented in 2017. Resident Plant asked if we are tracking usage since the fees were implemented. Bach replied that we have had 1 rental. Plant stated she would no longer hold her meetings at the clubhouse due to the fees.
- A suggestion was made about adding furniture to the clubhouse.
- The initial designs for the front entrance modifications were deemed too expensive. Alternative designs have been proposed and are being researched.
- At a prior board meeting, a resident requested enhancements to the multi-purpose lot adjacent to the clubhouse. Vendors were consulted regarding solution alternatives and pricing. The proposed changes were deemed to be too expensive, of limited value and not in the best interest of the residents.

Architectural Change Committee (Scott Ritenour)

- Scott thanked the volunteers that helped with ACC duties
- A representative from CAM (Jimmy) performs monthly drive-throughs to monitor compliance with design standards. Scott has found him to be very thorough.
- The ACC approved 26 of 27 requests YTD in 2017, most for tree removal. The sole denial related to drainage modifications. There were 20 requests in 2016.
- Tree removal requests related to safety concerns are approved swiftly.
- Scott clarified that window and roof replacements require ACC approval.
- There were 17 ACC infractions reported in 2016, 41 YTD in 2017
- A resident asks what criteria are used to evaluate requests. Scott replied that, while not every situation is detailed in the design standards, changes should be in keeping with the current home and those of other homes in the neighborhood.

2018 Budget (Michael Vogler)

- Michael shared highlights of the proposed budget. HOA fees will not change for 2018.

Motion: To approve the 2018 proposed budget made by David Rauch, seconded by Michelle Stewart. Approved: Unanimous.

Board Elections

- Four of the five current board members will serve in 2018. Mary Plant and Joe Camerata were nominated from the floor. Both accepted.

Motion: To elect the slate of nominees to the 2018 Stoney Brook Board of Directors made by David Rauch and seconded by Chris Lee. Approved: Unanimous.

Open Forum

Residents were offered up to 3 minutes to go on record with comments or questions. No formal debate was permitted but the board committed to discuss issues at a future meeting as necessary.

- A resident requested that the Board consider making Stoney Brook a non-solicitation neighborhood.
- A resident stated that there are still some street signs missing in the neighborhood
- A resident inquired about enforcement of golf cart traffic laws near the front entrance.
- A resident noted increased volume of large trucks along Peachtree Parkway. The resident had been informed that large trucks were prohibited from using Peachtree Parkway for through traffic.

Meeting adjourned at 8:35pm.

Submitted by David Rauch
November 7, 2017