

Stoney Brook Board of Director's Meeting Notes
February 10, 2014

Members Present: Bill Dannelly, Chris Lee, Kate Lipchiz, David Rauch, and Michael Vogler.

Members Absent: Marc Plaisance, Nancy Shaw

Non-Members Present: Mary Carroll (Marquis Management), Bill Bach (resident)

Meeting called to order at 7:06 pm by Bill Dannelly at the Stoneybrook clubhouse.

Motion: To approve the January minutes by Michael Vogler. Seconded by Chris Lee.

Passed: Unanimous

Bill Bach Addressed the Board: Expressed concerns over vehicles speeding in the neighborhood near his home on Vanderwall. After some discussion, Bill Dannelly indicated that he would send an e-mail message to residents to inquire about the perceived prevalence of the situation. The board will assess the feedback received from residence and determine next steps. Mr. Bach was encouraged to report any future incidents to local authorities.

President's Report:

- Bill announced that Nancy Shaw has agreed to serve as the Pool and Clubhouse Manager. She was approved by e-mail vote to serve on the Board. (see attached)
- The next HOA Board meeting will be March 10th at 7:00pm.
- Bill received a complaint from a resident that a Geocaching device on the gazebo located on Vanderwall which was causing vehicles to park on the side of the road. Bill removed the device and contacted the device owner to provide instructions on how to retrieve the device.
- A new camera security system was installed in and around the clubhouse. The president, treasurer and pool/clubhouse manager have the ability to monitor the system remotely. System clock and camera angles may need to be adjusted.

- Changes to neighborhood Design Standards were approved by the prior Board. The Board's approval was added to the December 2013 meeting minutes.

ACC: Michael discussed properties that had ACC issues and/or inquiries. Resident Mike Dole was advised not to remove any more trees without ACC approval. The home on the corner of Redding and Stonington has ACC approval to remove up to 9 trees that are either dead or leaning over the resident's home. Becca Mechiors asked if she needed ACC approval to replace her deck with one of the same footprint. Per Michael, she does not require approval provided she is using conforming building materials. Mary will be providing written notice to a resident with a mailbox in disrepair. She will take pictures of several properties that she believes do not conform to design standards. Michael requested that Mary establish a baseline of nonconforming issues that may be 'grandfathered' temporarily by the board since they were in place prior to issuance of the new design standards.

Treasurer's Report: Kate stated that Joe Camerata submitted all federal and state returns and payroll. Bill asked if Stoneybrook had a capital reserve plan. We do not. Bill suggested that we begin completing a plan. Mary will provide a capital planning template to the Board.

Website/Communications: Chris announced that the new website is now live. He presented several additional enhancements that he is considering. Chris said he does not think we need to change to a new web host.

Grounds: Dave recommended that we resurface the tennis courts this year. We have one quote for about \$9000. Dave will pursue a second quote for comparison before we put the motion to a vote. Mr. Bach suggested that the front entrance needs some aesthetic work. There are also trees encroaching on the light bordering his property. Some street lights in the neighborhood are not working. The paint on the roof of the front entrance structure is peeling. These issues will be investigated.

Motion: Mike moved to close the meeting. Seconded by Chris.

Passed: Unanimous

Meeting Adjourned at 8:22 p.m.
Submitted by David Rauch