

Stoney Brook Board of Director's Meeting Notes
July 13, 2015

Members Present: Mary Carroll, Chris Lee, Kate Lipchiz, Marc Plaisance, Scott Ritenour and Michael Vogler.

Members Absent: David Rauch

Meeting called to order at 7:07 pm by Chris Lee at the Stoneybrook clubhouse.

Motion: To approve the May minutes by Kate Lipchiz. Seconded by Michael Vogler.

Passed: Unanimous.

President's Report: Chris discussed some homeowner complaint issues he has been dealing with lately. He has also sent out new ACC procedure rules and reported having good initial feedback.

Treasurer's Report: Kate reported all dues have been paid. We will need to shuffle some line item expenses once we receive final bills for the clubhouse repairs. She led a general discussion on late fee charges.

ACC: Mary presented her progress report and documented numerous repairs to Design Standard violations. She also updated us on an ongoing homeowner issue and the board decided on seeking all legal remedies. Mike discussed the issues with a homeowner installing a fence and landscaping without approval. The fines will be sent out and Scott and Chris will meet with the homeowner. He also reported on some outstanding issues. The board agreed with decision to implement fines as outlined and to remind homeowners of this at the Annual Meeting.

Motion: By Marc Plaisance to authorize our attorneys to begin legal remedies to correct issues at 1001 Mickleton up to \$500. The homeowner shall be liable for all expenses. Seconded by Michael Vogler.

Passed: Unanimous.

Grounds Maintenance: Scott reported the entrance LED lights are installed. Also, discussions were had on subdivision signs and addressing loiters near the lake in the subdivision.

Pool and Clubhouse: Dave was absent. We reviewed the Tennis Court and Parking Lot rules and discussed making them consistent by including an “alcohol” and “no loitering” bullets to the Basketball Court rules. Also, hours will reflect closing at 11pm.

Unfinished Business: Security cameras to be fixed.

Meeting Adjourned at 9:15 p.m.

Submitted by Marc Plaisance