

**Stoney Brook Homeowners' Association**  
**Board Meeting**  
**April 10, 2017**

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

**Members Absent:** None

**Guests:** Brenda Vogler (during Treasurer's report)

Meeting called to order at 7:18 pm by Chris Lee at the Stoney Brook clubhouse.

March meeting minutes were approved by e-mail prior to April meeting.

**President's Report**

- Newsletter distributed
- Property management company (CAM) waiting on some documents

**Treasurer's Report**

- Aged Accounts Receivables: \$15,739.81
- Michael to meet with Emily (property manager) on a number of issues tomorrow, including status of communications to delinquent residents; 3<sup>rd</sup> notice should be sent via certified mail
- Savings account to remain under control of board
- Motion: Bill Bach made a motion to pay off remaining loan balance (~\$10,000) on the clubhouse building
  - o 2<sup>nd</sup>: M. Vogler
  - o Approved unanimously
- Michael to obtain 2 debit cards on the HOA account, 1 each for Emily (PM) and Bill Bach (Pool/CH)

**Pool/Clubhouse/Grounds**

- Roofer stated that the roof should be good for another 5 years; roof replacement to be moved back 3 years in the reserve study
- Bill to authorize cleaning of roof and gutters for \$500- \$585
- Pool on track for May 6, 2017 opening; include in message to residents, also asking for pool workers for the summer season
- Dead tree cut down on HOA property near lake
- Bill continuing to research sign options

- Motion: Chris made a motion to have trees inside of pool area removed and replaced with smaller bushes
  - o 2<sup>nd</sup>: Bill Bach
  - o Motion approved unanimously
- Bill to have pine straw application put down in neighborhood

### **ACC**

- Scott reviewed violations and ACC requests

### **New Business**

- None

Meeting adjourned at 9:10pm.

Submitted by David Rauch  
April 10, 2017