

Stoney Brook Homeowners' Association
Board Meeting
July 10, 2017

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

Members Absent: None

Residents/Guests: None

Meeting called to order at 7:05 pm by David Rauch at the Stoney Brook clubhouse.

June meeting minutes were distributed to board members, having been approved by e-mail prior to July meeting.

President's Report (Chris)

- Stoney Brook web site navigation and security updated, improving user experience on mobile devices.
- Neighborhood Facebook page established. Resident Wiebke Gentzke will manage membership and monitor site for appropriate use. This site is a supplement to our neighborhood communication strategy.
- Ants within pool area have been successfully treated.
- Chris sent follow-up note to resident Glen Cohen regarding his recreation area requests.
- Chris received a 'thank you' note from resident regarding the pool bathroom doors remaining unlocked.

Treasurer's Report (Michael)

- Received note with HOA dues check, thankful that the brick structure at the front entrance has not been removed. Discussed these bricks being non-structural and the associated dangers.
- CAM property manager generally not accessible during specific office hours for in-person meetings.
- CAM cannot produce financial statements in time for board meetings as currently scheduled (2nd Monday of each month). Board discussed moving meeting to 3rd Monday, but only if it will resolve timing issue and make financial statements available for the monthly HOA Board meeting.
- Chris to reach out to CAM/PM regarding the two preceding items.

Pool/Clubhouse/Grounds (Bill)

- Discussed drinking fountain.
- Bill to contact Early Bird regarding extermination rates as they appear higher than market.
- Bill to proceed with clubhouse kitchen upgrades.
- Bill to add plants/flowers in neighborhood.
- Two trees at front entrance dying, need to be removed.
- Bill to created phased timeline for front entrance enhancements.
- Water in pump room still an issue (mold, standing water). Bill to provide the name of a contractor to Dave to identify solutions.

ACC (Scott)

- Six houses currently for sale in neighborhood.
- Eight violations from last month's drive-through.
- Discussed several current violations and remediation plans.

Old Business

- Facebook site: addressed in President's Report.

New Business

- Resident Directory: Chris to explore ways for residents to verify and update their information online and provide consent/opt out of the resident directory.

Meeting adjourned at 8:46pm.

Submitted by David Rauch
July 11, 2017