

**Stoney Brook Homeowners' Association**  
**Board Meeting**  
**September 18, 2017**

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

**Members Absent:** None

**Residents/Guests:** Glen Cohen, Lynn Bianco, Doug Pitcher

Meeting called to order at 7:07 pm by David Rauch at the Stoney Brook clubhouse.

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

**President's Report (Chris)**

- Directory: Chris is working on the neighborhood directory. He encountered difficulties due to the format of current data.
- Annual Meeting: Will be held November 6<sup>th</sup>. Chris drafted an agenda. Dave will send notification prior to October 1. Board members will prepare materials.
- CAM: Still awaiting some deliverables from CAM.

**Treasurer's Report (Michael)**

- Financial documents were sent 2 hours prior to the board meeting so they have not been reviewed. Board members to review this week. Need documents delivered earlier in the month, at least 3 days prior to meeting.

**Pool/Clubhouse/Grounds (Bill)**

- Pool closed as of September 18<sup>th</sup>. Pool has been covered. Furniture needs to be put away in the next week or two.
- Refrigerator and other appliances ordered.
- Awaiting quote for stone work at front entrance.
- Received quotes for painting fence and other work in the pool area. Will move ahead with the fence painting.

### **ACC (Scott)**

- Reviewed status of ACC modification requests and violations.
- 1 new write up and 1 open request pending disposition.
- Scott solicited input regarding sign standards and policies.
- Held discussion of board's rights and responsibilities regarding dead trees.

### **Old Business**

- Covered in the prior updates.

### **New Business**

- Doug Pitcher would like to see enhancements to the basketball court.
- Lynn Bianco asked that the board contact PTC regarding the damaged fence behind the gazebo.
- Held discussion regarding disabled or special needs residents as it relates to power outages and other storm impacts.
- Glen Cohen provided Bill Bach research on basketball surfaces and asked that periodic updates be included in the meeting minutes.
- Glen asked what could be done regarding a resident who removed trees that had provided a natural barrier between backyards. The design standards and covenants have very few requirements regarding side and back yards, so this becomes a private matter between residents/neighbors.

Meeting adjourned at 8:38pm.

Submitted by David Rauch  
September 18, 2017