

Stoney Brook Homeowners' Association

Board Meeting

January 15, 2018

Members Present: Bill Bach, Dave Rauch, and Scott Ritenour

Members Absent: Joe Camerata, Michael Vogler, Mary Plant

Residents/Guests: Kim Chapple (incoming Welcoming Committee chair)

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

December meeting minutes were distributed to board members, having been approved by e-mail prior to January 2018 meeting.

President's Report (Dave)

- Kim Chapple attended the first 10 minutes of the meeting to meet the board and discuss 2018 Welcoming Committee responsibilities. Bill Bach provided several amenity keys. Dave will send welcoming letter for review and distribution to new residents.
- Dave reinforced the importance of board being responsive to resident inquiries. Board members to notify property manager of any extended unavailability (2+ business days where you will not be checking e-mail or answering phone calls) and identify who will serve as their back-up.
- Emily has updated the 2018 calendar with key dates.
- The board discussed issues related to a resident not living in their home for extended periods.

Treasurer's Report (David – Joe provided notes prior to meeting)

- December 2017 Year End Financials - All appear to be in order with all 2017 Budget variances having been previously addressed.
- Budget 2018 - CAM (Emily) changed the Assessments to the proper amount (i.e., 110 Units X \$640/Unit). All other items seem to be reasonably estimated for 2018.
- Other - Changes still need to be made to the banking documents which will be done upon the return of M. Vogler.

Pool & Clubhouse Report (Bill)

- Bill replaced light switches to prevent motion-sensing lights from being turned off inadvertently.
- Remote monitoring of cameras not working, but video is still being recorded locally. Dave to send request to Emily to request repair.
- Dave to send Bill vendor info to order replacement furniture.
- Board to revisit the clubhouse rental fee at February meeting.
- Board discussed getting furniture and TV for clubhouse. Board to vote on this issue in February meeting.

Grounds

- Ivy Green landscaping contract expires in April, Scott to discuss contractor options with Emily
- Need to update pole lights around clubhouse with LED lights
- Scott to get bids to remove several dead and/or undesirable trees around the clubhouse and pool.
- Board to review front entrance proposals at March 2018 meeting.
- Board will hold off on any major changes to the entrance until long-range plans are approved.

ACC Report (Dave – Michael sent notes prior to meeting)

- Michael has not received any ACC requests in the year 2018
- Michael has not been updated on when the CAM ACC "drive through" will occur for January
- Michael has not received any "updates" from CAM regarding pending 2017 / 2018 ACC issues

New Business

- None

Meeting adjourned at 8:25pm.

Submitted by David Rauch
January 15, 2017