

Stoney Brook Homeowners' Association

Board Meeting

April 16, 2018

Members Present: Joe Camerata, Mary Plant, Scott Ritenour, Bill Bach, Dave Rauch

Members Absent: Michael Vogler

Residents/Guests: Richard Carswell (Resident)

Meeting called to order at 7:06 pm by David Rauch at the Stoney Brook clubhouse.

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

President's Report (Dave)

- Detective Gary Meier with the PTC Police Department sent an e-mail to the board to introduce himself and offer his services as needed.
- Board members provided feedback that CAM responsiveness and service has been meeting expectations.
- Letter to residents regarding placement of trash bins was delivered this week.

Treasurer's Report (Joe)

- Reviewed March financial statements; YTD we are \$9,000 below budget.
- Two homeowners have not made any payments towards 2018 HOA fees. Joe to evaluate next steps, factoring the costs to initiate a lien into the decision.
- Resident Carswell, who moved into the neighborhood last August, shared ideas regarding HOA fees. Examples: other neighborhoods charge a 'processing fee' at the time of home sale and increase HOA fees for new residents if current fees are below market rates.

Pool & Clubhouse Report (Bill)

- On track for May 5th pool opening. Bill to confirm that CAM is coordinating the acquisition of an operating permit for 2018.
- Pool furniture cleaning and set-up scheduled for 1pm on April 22nd.

- Mary interviewed 3 applicants for pool staff this week. Pleased with the results and will likely hire all 3, with a possible 4th as an alternate.
- Bill needs Georgia Power contact info regarding the light fixtures in the neighborhood to determine if similar fixtures will be appropriate for the HOA-owned lights. Scott to provide info so lights can be installed prior to pool opening.
- The board was split regarding interest in amending clubhouse rental and cleaning fees. Board to vote on changes once specific proposals are drafted.
- Thirteen residents attended the Ladies' Luncheon last week. The events will be hosted quarter, schedule permitting.
- The board discussed interest in hosting a pool party on opening weekend, however no commitments were made.
- Mary inquired about installing a backboard for the tennis court.

Grounds (Scott)

- Trees will be removed this week around the pool, front entrance and the pond adjacent to Peachtree Parkway.
- The high school banner is complete and in the clubhouse. Need to purchase mounting materials.
- Scott provided detailed requirements to the two contractors that have drafted plans for the front entrance. The board will meet to review final plans and cost estimates when available.

ACC Report (Dave for Michael)

- No update received from CAM on April drive thru inspections.
- The HOA by-laws require an odd number of ACC Committee members. Currently we have four (4) members, including the chairperson. Michael to make changes as needed to meet the required standards.

New Business

- None

Meeting adjourned at 8:35pm.

Submitted by Dave Rauch
April 17, 2018