

Stoney Brook Homeowners' Association
Board Meeting
July 16, 2018

Members Present: Michael Vogler, Joe Camerata, Bill Bach, David Rauch

Members Absent: Mary Plant, Scott Ritenour

Residents/Guests: None

Meeting called to order at 7:14 pm by David Rauch at the Stoney Brook clubhouse.

June meeting minutes were distributed to board members and approved.

President's Report (Dave)

- Police activity: Dave debriefed board members on information he obtained from the PTC Police department regarding recent emergency vehicles in the neighborhood. Per PTCPD, the visits did not involve matters that pose a risk to the community.
- Street paving: PTC has started street repaving on the SE end of Stoney Brook. No streets on the north end of SB were listed on the 2018 paving map.
- Per PTC web site, dam and bridge repairs are nearly complete. Lake water levels may begin to rise by the end of July.

Treasurer's Report (Joe)

- Joe asked board members to review the 2018 forecast to identify future expenses that could result in material variances.
- Reviewed June financial statements. YTD actual expenses are \$1,600 above YTD budget, but current FY forecast shows us ending the year below budget with significant contributions to savings.
- One resident has not paid 2018 HOA fees; a lien has been placed on the home; penalties and interest will continue to accrue.

Pool & Clubhouse Report (Bill)

- Bill to confirm status of septic system repairs
- CH needs a cleaning; Bill will coordinate prior to next rental

- Remote monitoring of CH cameras has been restored. Bill and Dave confirmed that they are able to see all 6 camera angles via mobile phone.

Grounds (Discussion)

- Per email from Scott, we still have not received quotes for front entrance signs and hardscapes.

ACC Report (Michael)

- Requested spreadsheet of all open violations; still receiving summary reports
- Will proceed with progressive notices and fines for 2 homes that have not been responsive to prior citations; Michael to coordinate with CAM.
- Michael will contact homeowner regarding their request to install a short fence inside their property line in the front yard.

New Business

- None

Meeting adjourned at 8:22pm.

Submitted by Dave Rauch, July 17, 2018