

## **Stoney Brook Homeowners' Association**

### **Board Meeting**

**August 20, 2018**

**Members Present:** Michael Vogler, Joe Camerata, Scott Ritenour, David Rauch

**Members Absent:** Mary Plant

**Residents/Guests:** None

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

July meeting minutes were approved by email prior to the meeting.

### **President's Report (Dave)**

- Labor Day: After a brief discussion, the board decided that the HOA will not host a Labor Day event since many of the board members will be out of town. The board will consider events in the fall and at year-end.
- Annual Meeting: The 2018 Annual Meeting will be held on Monday November 5<sup>th</sup>. Dave to draft an agenda and will ask Emily to prepare a notification to residents. Joe will prepare a 2019 budget proposal.
- Resident Directory: Chris Lee is finalizing a web-based tool to allow residents to view and update their contact information. Residents will also be able to opt in/out of HOA communications and directory publications.

### **Treasurer's Report (Joe)**

- Joe incorporated input from Scott (Grounds) regarding remaining 2018 expenses. The latest forecast suggests we will end the year with \$12,900 remaining from 2018 income. These funds will transfer into our reserves to fund future capital improvements (e.g. tennis court resurfacing, clubhouse roof repairs).
- Joe prepared an initial 2019 budget. Board members will review and provide feedback over the next few months in preparation for the final proposed budget.
- Seven residents are delinquent in paying outstanding balances to the HOA. The HOA has initiated a lawsuit against a resident to recoup a large and growing outstanding balance.
- The board will review our capital reserve plan to project the size and timing of future capital expenses.

### **Pool & Clubhouse Report (Dave for Bill)**

- We need a cleaning service to clean the clubhouse after rentals and community events. CAM recommended a service that costs \$175 per cleaning which is above the \$100 we collect from rentals. Board members should send any recommended services to Bill for consideration.
- The pool will be closed for the season on Sunday September 16<sup>th</sup>.

### **Grounds (Scott)**

- Scott presented cost estimates for the front entrance. Although some costs are yet to be determined, the project as currently scoped is projected to be in the range of \$45,000 to \$50,000. Scott will continue working with the contractors to finalize the estimate and identify remaining subcontractors. Scott will attempt to get the designs evaluated by PTC for potential permitting issues.
- Scott will be replacing landscape light fixtures at the front entrance. Estimated costs is \$300.
- Scott will ask the city if the front entrance street light can be removed or filtered as it whitewashes our accent lighting. No other adjacent neighborhoods have large LED street lights.
- Scott will contact our landscaping company to replace the front entrance plants damaged by deer.

### **ACC Report (Michael)**

- Still having difficulty communicating with Jimmy regarding inspections.
- We did not receive the inspection report until the afternoon of our board meeting. Dave to reach out to CAM on these and other performance issues.
- The board will reject ACC requests submitted by residents that are not in good standing.
- Michael will send denial notification to the resident requesting a fence in their front yard that is not in keeping with the design standards in the neighborhood.

### **New Business**

- None

Meeting adjourned at 8:30pm.

Submitted by Dave Rauch, August 21, 2018