

Stoney Brook Homeowners' Association
Annual Meeting
November 5, 2018

Board Members Present: David Rauch, Bill Bach, Mary Plant, Scott Ritenour, Joe Camerata and Michael Vogler

Members Absent: None

Non-Board Residents Present: 36 households including proxies

CAM Representative Present: Lee Mason

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

Roll Call: Residents and board members signed in and indicated how many votes they represented by proxy statement.

Motion: To approve the 2017 Annual Meeting Minutes made by David Rauch. Seconded by Joe Camerata. Passed: Unanimous.

Agenda reviewed by David Rauch.

President's Report (David Rauch)

- Introduced the 2018 board members, our CAM representative Lee Mason, our Social Committee Chair Luana Cliche, our Welcoming Committee Chair Kim Chapple (not present), our Facebook administrator Wiebke Gentzke and our property manager Emily Wilkerson (not present).
- 2018 was:
 - o David's first year as President
 - o The first full year with CAM operating as our property manager
 - o The first full year of not having a mortgage on the clubhouse
 - o The first year of having a neighborhood Facebook account (63 members)
 - o The first time using MailChimp for our neighborhood newsletter
 - o The first year we made significant progress on the front entrance designs
- Challenges:
 - o Implementation of front entrance plans behind schedule
 - o Deer population increasing
 - o Plumbing and septic issues with the clubhouse
 - o Addressing ACC violations – an annual challenge
- 2019 Opportunities:
 - o Infrastructure: front entrance, tennis courts, pool furniture
 - o Social activities
 - o Fresh perspectives from new board members TBD

Treasurer's Report (Joe Camerata)

- Joe reviewed financials; YTD 9/30/18 expenses are \$3,287 favorable to YTD budget and FY income (savings) is projected to be \$4,600 favorable to budget
- We entered 2018 with \$43,895 in reserves and are projected to contribute another \$15,000 by the end of 2018.
- We incurred unplanned expenses for tree and brush removal in common areas and were able to cover those expenses by using available funding from other line items.
- There are no major expenses anticipated during the remainder of 2018.

Pool/Clubhouse/Grounds (Bill Bach)

- The clubhouse roof is in good shape and won't need replacement for another 2-3 years
- Clubhouse rental and cleaning fees will be reduced in 2019 from \$150 non-refundable fee to a \$100 refundable deposit plus a \$25 non-refundable rental fee.
- We did not purchase new pool furniture in 2017 but have budgeted \$4000 for furniture in 2019.
- We experienced some issues with the clubhouse septic and HVAC systems this year and expect to make additional repairs in 2019.
- A resident asked the board to consider monthly professional cleanings of the clubhouse in 2019.
- We are evaluating vendors for resurfacing the tennis courts in 2019.

Grounds Committee (Scott Ritenour)

- The board worked with several contractors and to produce a new front entrance design with cost estimates. Costs are estimated to be \$50,000 which includes a substantial update to the existing structures and the addition of Stoney Brook signs on both sides of the entrance. The city is evaluating our designs. We do not have a formal contract to complete the work but could be ready to begin in early spring 2019.
- The board is evaluating different options for paying for the project. It is likely that residents will incur an assessment of up to \$200 in 2019 that would cover 40% to 50% of the costs. The balance would come from neighborhood reserves.
- A resident inquired about the 'pond' on the north side of Redding Ridge which has become filled with sediment. The board will investigate the site and discuss at a future board meeting.
- Several trees and a significant amount of underbrush was removed in the common areas in 2018.
- We renewed our contract with Ivy Green for landscaping services.

Architectural Change Committee (Mary Plant for Michael Vogler)

- Mary Plant served as acting ACC Chair for the past few months
- Residents are asked to submit ACC change requests with as much detail and advance notice as possible. 2018 requests were addressed quickly.
- The ACC periodically sends reminders to residents on policies when deemed appropriate. Please do not take violation letters personally.

- The board has used all the tools at its disposal to keep our neighborhood beautiful, however there are a few residents that have ignored or challenged violations. In these few instances, we may not see corrective actions until the homes are sold, at which time liens will be collected with the proceeds from the sale.
- A resident inquired about the size of fines. The board responded that fines range from \$25 for minor violations to \$1000+ if legal actions are required. Fines can be assessed daily for each violation.

2019 Budget (Joe Camerata)

- The treasurer shared highlights of the proposed budget. HOA fees will not change for 2019. \$5600 will be added to our reserves at the end of 2019 if we stay on budget.
- As mentioned earlier, residents will likely receive an assessment in 2019 to help cover costs for the front entrance. The board can assess residents up to \$200 per year without a vote. Residents would receive advanced notice of any special assessments per the applicable covenants and/or bylaws.

Motion: To approve the 2019 proposed budget made by David Rauch, seconded by Danielle Palmer. Approved: Unanimous.

Board Elections

- Five of the six current board members will serve in 2019. Scott Ritenour will not serve in 2019. Danielle Palmer, Jean Crouse and Tom Clarke were nominated from the floor. All three accepted.

Motion: To elect the slate of nominees to the 2019 Stoney Brook Board of Directors made by David Rauch and seconded by Joe Camerata. Approved: Unanimous.

Open Forum

Residents were offered up to 3 minutes to go on record with comments or questions. No formal debate was permitted but the board committed to discuss issues at a future meeting as necessary.

- A resident asked neighbors to be on the lookout for a vehicle that has been stopping at the intersection of Vanderwall and Haddington and playing loud music between 11pm and 3:30am. Several other residents have heard the vehicle. Residents should contact the police department regarding noise and traffic concerns.
- A resident inquired whether the HOA has rules about the size, frequency and hours for parties. There are no specific regulations in our covenants. It could fall under the general category of nuisance violations.
- A resident asked if the HOA had a mechanism for residents to notify other residents of issues and concerns, car break-ins, for example. Our neighborhood Facebook page is the best option currently.

Meeting adjourned at 9:05pm.

Submitted by David Rauch
November 8, 2018