

Stoney Brook HOA Monthly BOD Meeting Minutes



Date of Meeting: Tuesday March 19, 2019

Time: 7:00 – 9:00 p.m.

Location: Stoney Brook Clubhouse

AGENDA (subject to change)

Item	Information and Discussion	Minutes
Welcome/Call Meeting to Order/ Establish Quorum	Final Meeting Agenda for distribution	The meeting was called to order at 7:09 pm. <u>Board Members in Attendance:</u> Dave Rauch- President; Tom Clarke- Pool; Michael Vogler- At Large/ACC Committee Member; Jean Crouse- Secretary; Mary Plant- At Large/ACC Committee Chair; Alexandra Fernandez- Clubhouse; Danielle Palmer- At Large; Bill Bach- Grounds
President's Report	Front entrance update	See Grounds Report for Front Entrance Update
Treasurer's Report	Income and Expense Summary- February 2019 HOA dues summary 410 Vanderwall Assessment timeline- Front Entrance	Joe Camerata was unable to attend the meeting but provided information to the Board via email regarding the following: <ul style="list-style-type: none"> Income and Expenses through February 2019 Properties that have not yet paid HOA dues for 2019 Updates on 410 Vanderwall The board reviewed the information provided by Joe. <u>410 Vanderwall:</u> The board discussed the option of paying to have the dumpster on the property removed, but decided to check with CAMGA regarding any liability on removing the dumpster and to request that CAMGA approach the dumpster company with a payment to remove the dumpster. The Board is not in favor of paying for the entire payment. Dave Rauch made a motion for the Board via CAMGA make a partial payment (up to \$500) to have the dumpster removed. Jean Crouse seconded the motion. All in attendance at the time were in favor.
Pool, Clubhouse Report	Pool Furniture, other updates Questions regarding Duties of	Alexandra Hernandez presented several questions to the Board to clarify expectations in relation to the Clubhouse.

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	<p>Clubhouse Chair Hiring of Summer Pool Staff</p>	<ul style="list-style-type: none"> • Clubhouse Rental Agreement: The Board discussed changing the cleaning fee from \$25 to \$50 to cover actual cleaning costs for the building. Following discussion, the Board agreed to revisit the fee change after one year of instituting the \$25 fee. • Defining Cleaning: To avoid challenges as to whether the building was left clean, specific wording in the Rental Agreement outlines expectations for cleaning following usage of the Clubhouse. • Clubhouse Cabinets: The cleaning crew will monitor the contents of the cabinets and assist in dispensing of old items and maintain a basic level of supplies for clubhouse use. • Additional concerns: The Board discussed other Clubhouse maintenance issues including ducting repair for the HVAC system which Bill Bach will continue to maintain and cleaning of the outdoor restrooms. In addition, the Board discussed repainting the interior of the clubhouse but will hold off at this time. • Clubhouse Purchases: The Board discussed additional purchases to consider for the Clubhouse including Round Tables and a Big Screen or Projection TV. Depending upon pricing, Round Tables may be able to be purchased. Technology hook ups would make TV/projection purchases an unnecessary challenge for the HOA. <p>Tom Clarke brought samples of pool furniture materials for the Board to consider. The board discussed options including new purchases that are complimentary in color to the existing furniture or moving to a new color scheme for future purchases. Tom will complete an inventory of existing furniture with Bill Bach and narrow down the options for the Board along with estimates of pricing and recommendations for purchase.</p> <p>The Board discussed the hiring of at least 3 pool staff to assist with maintenance of the pool area over the summer. Staff must be at least 15 years of age. Details for the positions are on the HOA website.</p>
ACC Report	<p>Design Standards Motion to Update SBHOA Design Standards</p>	<p>Mary Plant made a motion to change language to section D of the Design Standards to minimize conflict with the HOA declarations in terms of timelines for AAC approvals of requests. The ACC committee will meet on 3/20 to suggest and finalize wording. Revision to the ACC request form may reflect the revised standards. Revised language in the standards will also reflect discussion regarding the requirement to grind tree stumps within 30 days of cutting. Danielle Palmer seconded the motion. The board voted in favor of the revision.</p> <p>The board discussed issues related to ACC violations at 106 Saybrook. The ACC is working with the homeowner to come to agreement that meets the homeowner, HOA and neighborhood needs.</p>

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Grounds Report	Front Entrance Update	Scott Ritenour was unable to attend the meeting but provided information to the Board via email in regards to progress on the Front Entrance. The primary concern discussed by the board was the issue related to movement of the existing light pole, which impedes the ability to put a sign on the left side of the entrance. The consensus of the Board is to move forward with the plan including securing a bid for the project while awaiting decisions related to the light pole. In addition, a contingency plan may be needed in the event that the pole cannot be removed or relocated.
Old Business		Gazebo: Dave will work to secure a quote to cosmetically improve the existing gazebo for the Board to review to determine whether to update or remove the gazebo.
New Business		None
Adjourn		The meeting ended at 8:50 pm.