

Stoney Brook HOA Monthly BOD Meeting Minutes



Date of Meeting: Tuesday May 28 2019

Time: 7:00 – 9:00 p.m.

Location: Stoney Brook Clubhouse

Minutes

Item	Information and Discussion	Minutes
Welcome/Call Meeting to Order/ Establish Quorum	Final Meeting Agenda for distribution	The meeting was called to order at 7:04 pm. <u>Board Members in attendance:</u> Dave Rauch- President; Joe Camerata- Treasurer; Bill Bach- Grounds; Danielle Palmer- At Large; Mary Plant- At Large/ACC Committee Chair; Jean Crouse- Secretary; Alexandra Fernandez- Clubhouse <u>Residents in attendance:</u> Scott Ritenour; Dana Ritenour; Greg Joyner
President's Report	Updates	Dave Rauch started the meeting with positive comments in which he thanked members who helped prep the pool for opening day and gave compliments for the upkeep of the pool. In addition, he notes that rentals to the clubhouse are increasing and that Stoney Brook was the first neighborhood to have their graduation sign up to congratulate seniors in the neighborhood.
Treasurer's Report	Income and Expense Summary-April & May	Joe Camerata reviewed financial statements available through April 30, 2019. He pointed out a budget variance on several budget items, but did not have concern on their overall impact to the budget. He noted that once the City of PTC approves the plan for the front entrance, a notice of assessment to support the reconstruction of the front entrance would be disseminated to residents.
Pool, Clubhouse Report	Updates <ul style="list-style-type: none"> Summer Pool 	Alexandra Hernandez provided an update on the clubhouse. She requested that the HOA purchase a new vacuum for the clubhouse and will research options for purchase. Tom Clarke was unable to attend in person but sent an update via email. He shared that there continues to be challenges with door closures around the pool and will follow up on options to fix the challenges.
ACC Report	Updates <ul style="list-style-type: none"> 410 Vanderwall 	The board discussed the current challenges and known information regarding the property at 410 Vanderwall. Greg Joiner posed questions as a concerned neighbor and provided information to the board as to what he observes from his view of the property. From a

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	<ul style="list-style-type: none"> ○ Next Steps- Grounds Maintenance 	<p>financial standpoint, the property owner owes more than \$3000 in fines and owed dues to date. The HOA has been unsuccessful in serving the property owner with legal documents to address the unpaid fines and dues. PTC police have been to the property recently as well. The board discussed options for maintenance of the grounds in absence of the property owner, but also discussed concerns about trespassing on a property without permission of the owner. Joe Camerata will work with CAMGA to try to gather additional information about the status of the property and current ownership status.</p> <p>Greg Joiner expressed concerns about a neighboring property at 703 Thornhill due to construction issues, trash and yard maintenance on the property. The board will bring the property to the attention of CAMGA for follow up on the monthly property inspection tour.</p>
Grounds Report	Front Entrance Update	<p>Bill Bach provided an update on the status of trees located on HOA property on the golf cart trail off of Haddington Lane. He will research quotes to take down several trees that are a potential safety hazard to the trail.</p> <p>Scott Ritenour provided an update regarding the status of the front entrance reconstruction project. He has submitted plans to the city of PTC and is awaiting approval. A building permit also needs to be submitted according to the City Planning office, but the permit application has information that needs to be provided by the contractors. The permit application had not been submitted yet at the time of the meeting. The board discussed back-up plan options in the event that plans for the placement of signage at the front entrance are not approved by the city. Scott requested that another resident take over the lead on the project. Bill Bach expressed potential interest in taking over the project.</p>
<p>Old Business</p> <p> </p> <p>New Business</p>	<p><u>Vote:</u> Resident request to purchase or lease common property between 804 Mickleton & 510 Haddington</p> <p> </p> <p>Christmas in June- Freshen Up Christmas Decorations Thursday June 27th</p>	<p>The board reviewed the request by the homeowners of 804 Mickleton to purchase HOA property behind the residents. The board reviewed and discussed 3 options.</p> <ol style="list-style-type: none"> 1. Grant a permanent easement with restriction related to HOA access and usage. 2. Sell the property to the homeowners. 3. Leave the property as is. <p>Mary Plant made a motion to:</p> <ol style="list-style-type: none"> 1. Contact Lee Mason with Camga to draft an easement contract. 2. Add restrictions to the contract for HOA access and usage. 3. Gather information regarding suggested pricing or valuation on an annual basis or one time price. 4. All legal fees related to any change to the property would be at the expense of the homeowners at 804 Mickleton. <p>The board voted in favor of the motion with the rationale that the property in question would have been part of the 804 Mickleton property if it wasn't for the golf cart trail original proposal by the city and to protect the common property from overuse.</p>

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		<p>The board discussed options to communicate any changes to the property to residents.</p> <p>Jean Crouse mentioned that she would organize a Christmas in June gathering to begin work on freshening up the HOA Holiday decoration in preparation for the 2019 holiday season.</p>
Adjourn		The meeting was adjourned at 8:45 pm